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Ontario. Local Government  
Services Division. Project  
Development Group. Technical  
Support Section  
Planning boards





**planning boards**

**committees of  
adjustment**

**land division  
committees**

**1971**



PLANNING BOARDS

COMMITTEES OF ADJUSTMENT

AND

LAND DIVISION COMMITTEES

1971

A Report Based upon the Annual  
Questionnaire Program

TECHNICAL SUPPORT SECTION

PROJECT DEVELOPMENT GROUP

LOCAL GOVERNMENT SERVICES DIVISION

MINISTRY OF TREASURY, ECONOMICS AND INTERGOVERNMENTAL AFFAIRS



Gerald Butler

LOOK 2-24-70

*"We who serve as your Zoning Board of Appeals ask neither thanks nor compensation, but would greatly appreciate not being addressed as, 'You swine up there!'"*

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## INTRODUCTION

Planning and Committee of Adjustment questionnaires have been sent to the respective boards<sup>1</sup> and committees annually since 1961. In 1965 a new format was evolved and a computer program was used to tabulate the returns. The program was administered by the Research Section of the former Community Planning Branch. In 1970, Special Studies Planning Section (now called the Technical Support Section of the Project Development Group) took over the program, adding another questionnaire for the newly created Land Division Committees. One of the first tasks was to evaluate the program with a particular emphasis on the use of the data by the newly reorganized Ministry.

In the past the data has been used principally by the former Planning Administration Section, within the

Community Planning Branch, and in articles, speeches and lists making reference to various data collected e.g. the number of professional staff employed by boards, expenditure per capita for planning purposes, number of committee members, etc.

Although the data were previously processed and a print-out produced, this is the first time that any further analysis has been attempted. It is hoped that the data, in this form, will reach a wider audience and perhaps become a useful tool for the Local Government Services Division to check and guide growth. There is also some reason to suppose that certain of the data could be used as a predictive tool.

It is impossible, because of the collection methods, to get a complete coverage of all of the boards or committees; the sample size is dependent upon the

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1. Read "Committee of Council" for "Planning Board" where applicable.

response to the questionnaire. Since we are using a sample, the data can only be manipulated to give averages<sup>1</sup>, e.g. the average expenditure for planning purposes by a board with between 20,000 to 50,000 persons; the average number of lots created by a rural municipality of under 5,000, etc. Scattergrams of some of the data were run on a computer as a preliminary to regression analysis. In many cases we found either the quality or sample size of the data insufficient to run the regression. However, where the regressions were run, there is quite a good correlation for much of the data.

In summary there is available a print-out of the raw data compiled by municipality type, board type, population size and region; and regression analyses of

of the selected data, which is included in this report. It is hoped that this report will generate some input as to the relevance of the data to the Official Plan and Subdivision functions as well as the Regional Offices, the Advisory Services Branch and other users.

It is also possible that a future integration of this program with Subdivisions Section's computer program could produce a more complete statistical picture of annual growth for selected municipalities.

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1. The average used is a revised average - see page 4 for explanation.





# COMMITTEES OF ADJUSTMENT - 1971

## 1. THE SAMPLE

Questionnaires were mailed to the 285 Committees of Adjustment operating in the Province in 1971 and returns were received from 212 for a 74% return.

### DISTRIBUTION OF THE SAMPLE:

#### a) By Type of Municipality

	<u>Sample Size</u>
Cities	32
Towns	52
Villages	18
Townships	100
Improvement Districts	1
Separate Towns	4
Boroughs	5

#### b) By Population Size Groups

<u>Group No.</u>	<u>Population Size Group</u>	<u>Sample Size</u>
1	Over 75,000	17
2	30,001 - 75,000	17
3	16,001 - 30,000	12
4	7,501 - 16,000	36
5	4,001 - 7,500	54
6	2,001 - 4,000	48
7	1,001 - 2,000	19
8	Under 1,000	9

#### c) By Region

<u>Region No.</u>	<u>Name</u>	<u>Sample</u>	<u>% of all C. of A's in Region</u>
1	Western	59	83
2	Central	95	81
3	Eastern	37	77
4	North-Eastern	12	92
5	North-Western	9	69

The above statistics are presented to indicate the number of Committees of Adjustment upon which the figures, tables, and general comments which follow are based. It should be noted, for example, that while average figures for Townships (see Part a) above) are based on 100 Committees, data on Improvement Districts was based upon only 1 Committee and Separated Towns, on 4 Committees.

## 2. THE ANALYSIS

The analysis of the 1971 Committee of Adjustment questionnaire returns was done under three headings - type of municipality, population size group, and region. Under each, different aspects of the character and operations of the Committees were investigated. All calculated values are means or averages

since the data is based only on a sample<sup>1</sup>.

In the discussion of the analysis which follows we shall first present a table of values calculated for each heading and then we shall discuss the table and illustrate some aspects of it with graphs. Each table which introduces a section of the analysis contains values which we have named "revised averages"<sup>2</sup>.

- 
1. The median or midpoint of the data could have been used but according to Freund (Modern Elementary Statistics) in "problems (of inference or prediction) the mean is usually more reliable than the median which is usually subject to greater chance fluctuations". p. 46
  2. The "revised average" figures were calculated by removing the highest and lowest values and then computing the mean. The effect of this alteration is to lessen the impact of any unusually high or low occurrences in the data.

Beside each calculated figure and under a column headed "n", is a number representing the size of the sample from which the value was calculated. The magnitude of this figure gives an indication of the relative reliability of the calculation. For example, if one calculated mean was based upon a sample of 47 returns and another on 12 returns then the former is more likely to reflect the situation in an actual Committee given the same percentage return.

Some columns may indicate that they are based upon "unrevised" data. This means that the highest and lowest values have not been eliminated before the calculations; this is usually the case when the sample was so small that it was felt that the calculations could not afford the loss of any values.

#### a) Analysis by Type of Municipality

Table I summarizes the revised average figures for the analysis of the Committee of Adjustment (1971) questionnaires by type of municipality.

The column Population is included to show the average size of municipalities in the sample.

Total Expenditure is determined by totalling the budgetary allotments of the Committees for the remuneration of members, staff salaries, office overhead, and other miscellaneous expenditures such as travel expenses.<sup>1</sup>

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1. Note: that this category deals with the expenditures of the Committee rather than the cost of the Committee to the municipality.

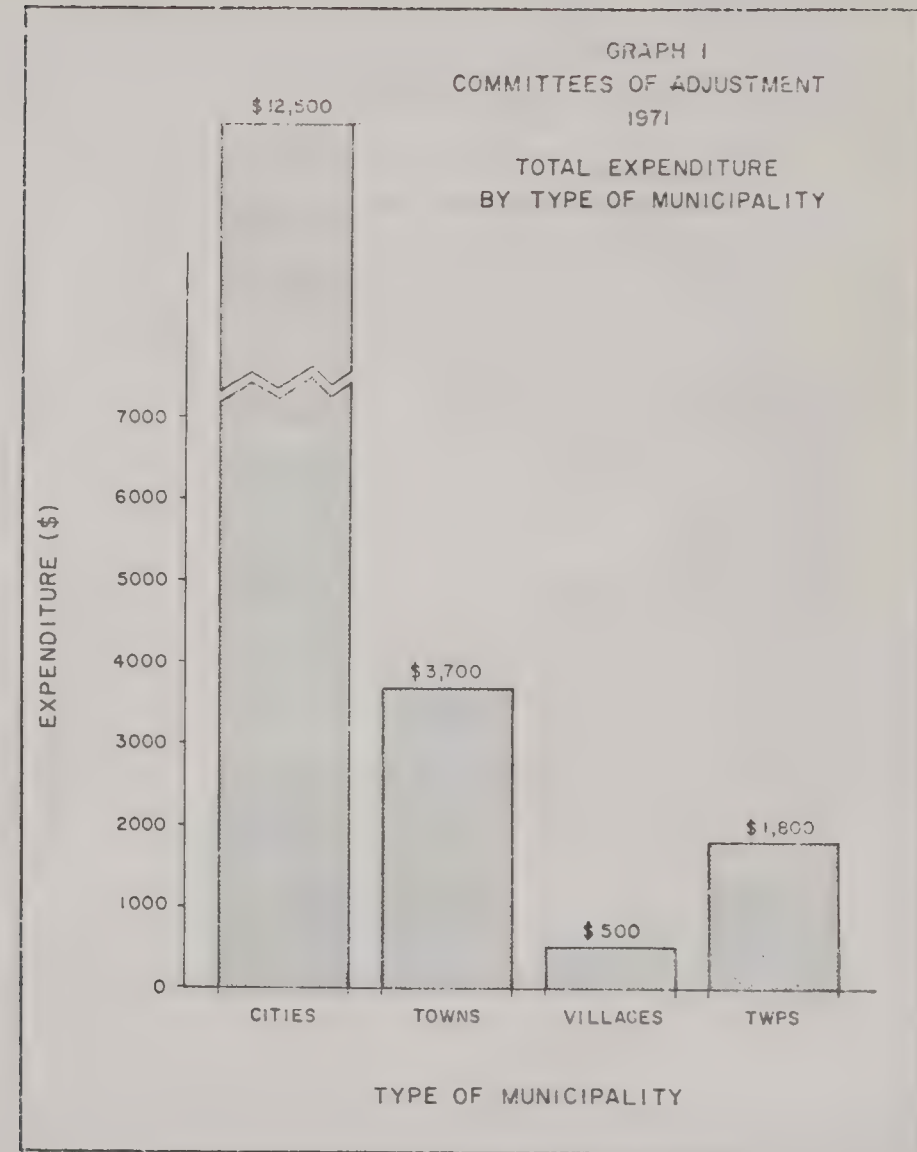


## ANALYSIS BY TYPE OF MUNICIPALITY

TYPE	1.		2.		3.		4.			5.		6.		7.	
	POPULATION	n	TOTAL EXPENDITURE	n	EXPENDITURE /CAPITA	n	APPLICATION M.V.      CONS		n	COST TO MUNIC.	n	COST/ CAPITA	n	LOT LEVY (UNREVISED)	n
			\$		\$					\$		\$		\$	
CITIES	79,700	28	10,050	28	.12	28	61	93	29	8,600	28	.10	28	350	6
TOWNS	11,900	47	3,065	47	.20	47	13	32	47	2,600	47	.21	47	620	11
VILLAGES	1,700	12	440	12	.24	12	3	6	13	300	12	.17	12	500	4
TOWNSHIPS	5,200	97	1,633	97	.37	97	10	46	98	(93)	97	(.02)	97	350	23

NOTE: n = sample size.  
 Values in brackets indicate a surplus.  
 M.V. = minor variances.  
 CONS. = consents.

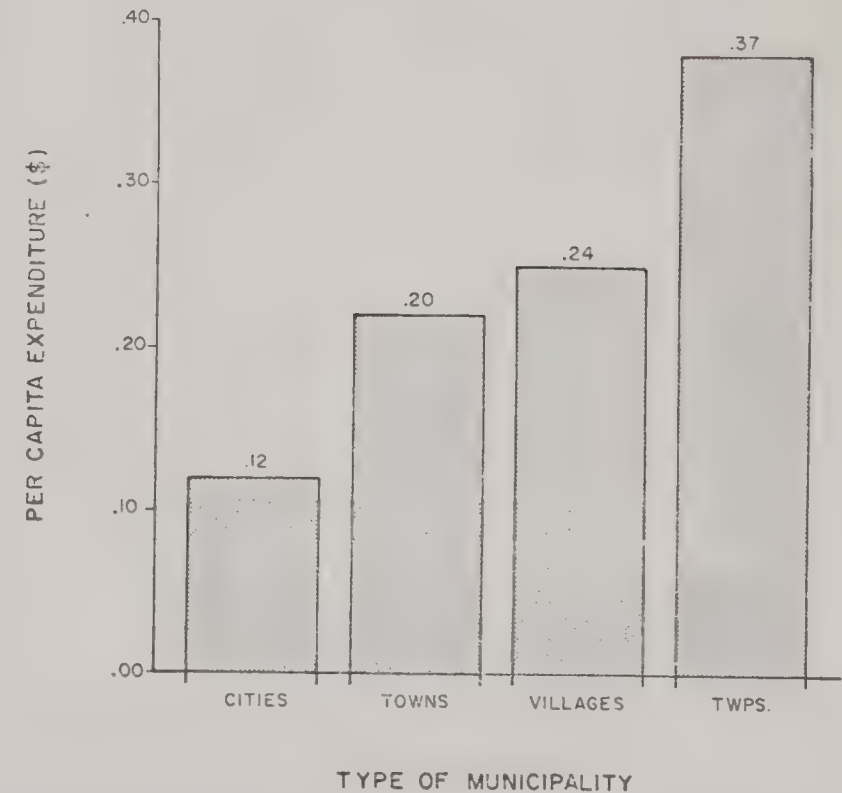
A comparison of the Population and Total Expenditure columns within the analysis by type of municipality indicates that expenditure changes directly with the population of the municipality.  
(See Graph 1)



Expenditure per Capita, when analyzed by type of municipality, indicates an interesting trend; the expenditure per capita increases as one advances through cities, towns, and villages to townships (See column 3 and Graph 2). There are several possible reasons for this occurrence. Firstly the expenditure per capita is inversely related to the population base; the larger the population the smaller the expenditure per person. If this was the only factor affecting the magnitude of the expenditure per capita then we would expect to see a drop in the graph for townships (which have a larger average population than villages as shown in column 1 of Table 1) but instead there is a considerable rise. This can perhaps be attributed to the fact that the

GRAPH 2  
COMMITTEES OF ADJUSTMENT  
1971

PER CAPITA EXPENDITURE  
BY TYPE OF MUNICIPALITY



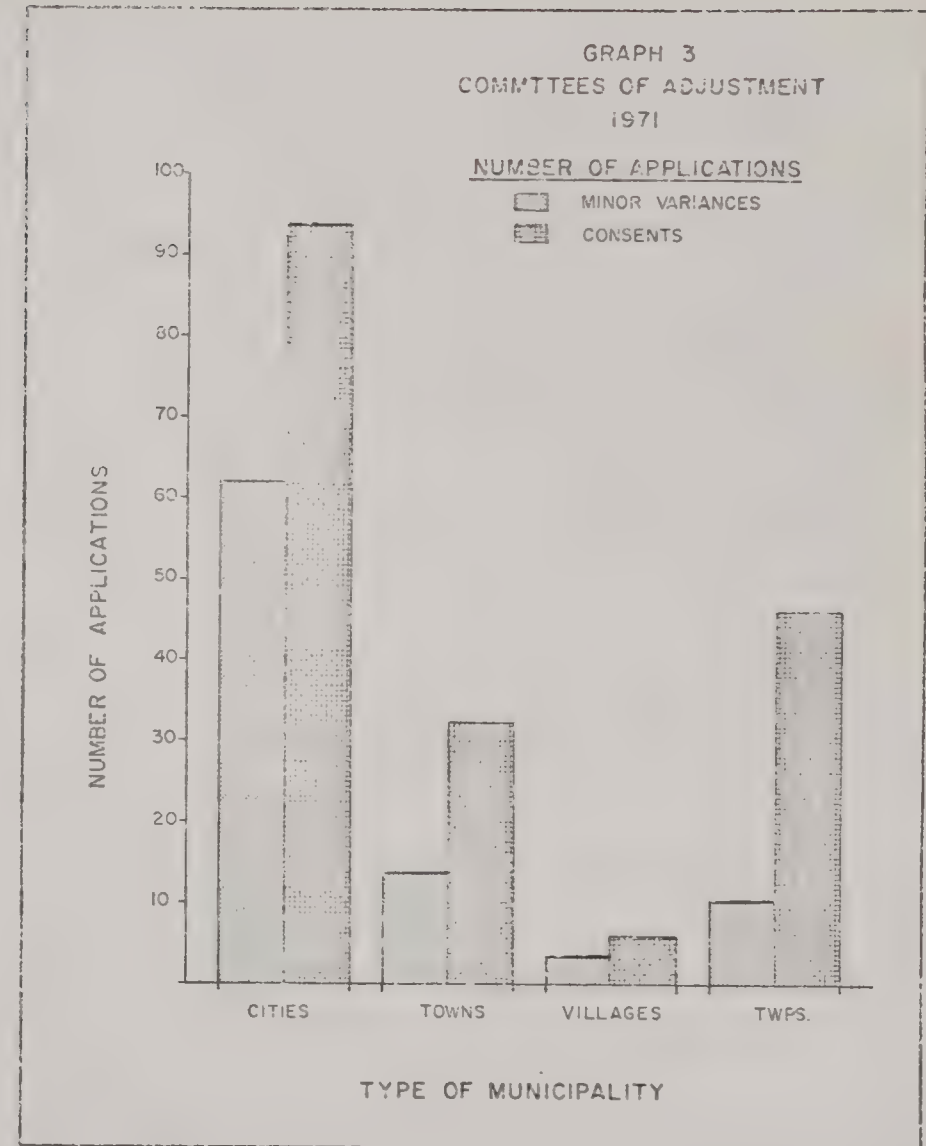


expenditure of a township's Committee is high on such items as travel costs (due to the large area covered) and, in addition, the work load of a township's Committee of Adjustment is much higher than that of villages (because of population and area covered). The column Applications in Table 1 and Graph 3 illustrate this range in the activity of Committees of Adjustment.

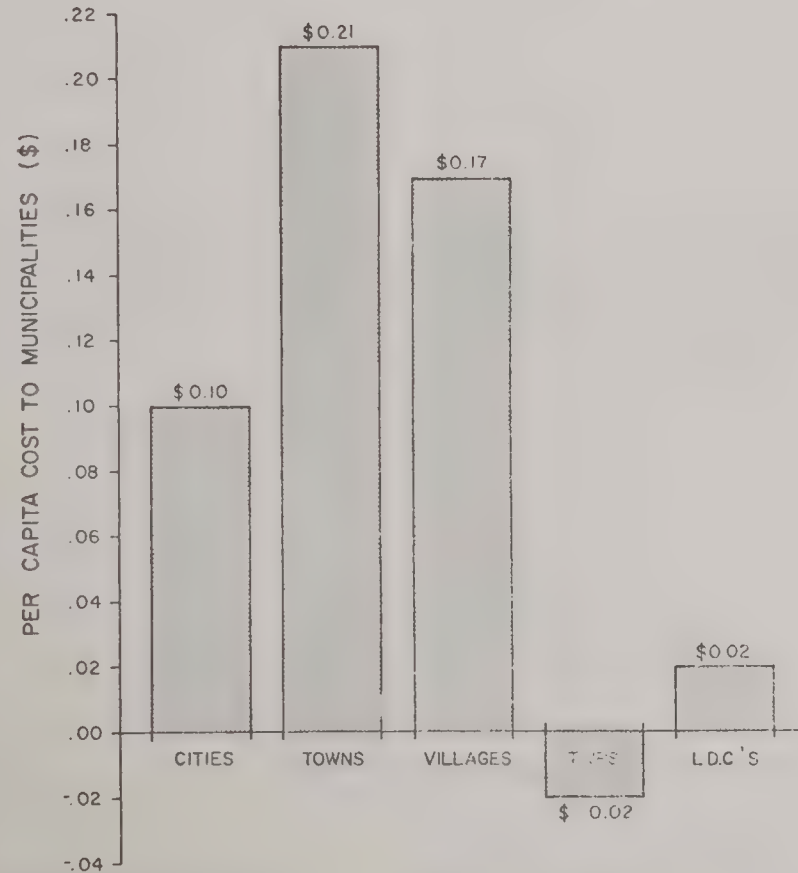
Columns 5 and 6 of Table 1 list the varying deficits (or surpluses)<sup>1</sup> to a municipality of using a Committee of Adjustment. Column 6 is illustrated as Graph 4; it must be noted that although the cost per capita of operating a Committee of Adjustment in a township is +\$.02 (a surplus in the detailed analysis of the data more than half of the townships surveyed had a deficit (about \$900

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1. Costs were calculated by subtracting the income from application fees from the total expenditures.



GRAPH 4  
COMMITTEES OF ADJUSTMENT 1971  
COST OF COMMITTEES PER CAPITA  
BY TYPE OF MUNICIPALITY  
AND LAND DIVISION COMMITTEES



on the average) but the remainder either broke even or had a surplus (\$1500 on the average). This analysis of cost per capita, especially in townships, would seem to warrant more detailed investigation at a later date in an attempt to better define those characteristics of a Committee which cause it to have a surplus or deficit. For example, it may be the case that Committees having a deficit are charging a low application fee for consents.





Column 7 of Table I shows the average lot levy calculated from those municipalities which charge one.

Another important aspect of the analysis of Committees of Adjustment, concerns the budgetary breakdown of their expenditures. The pie-graphs in Graph 5 illustrate this as a percentage of the

GRAPH 5  
COMMITTEES OF ADJUSTMENT  
1971  
BUDGET ITEMS BREAKDOWN (%)



LEGEND

	REMUNERATION OF MEMBERS
	STAFF SALARIES
	OFFICE OVERHEAD
	OTHER (TRAVEL EXPENSES ETC.)

total budget by type of municipality. The graphs show that while villages and townships spend relatively more than cities and towns on their Committees of Adjustments, they each spend nearly half of that on the remuneration of members, whereas cities and towns spend considerably more on staff salaries. One might speculate that the absence of staff puts more of a workload on the committee members in villages and townships, however, if we examine this in the light of Graph 3, the actual amount of work (as measured by the number of applications) which is handled by Committees, this seems to be contradicted. Villages handled very few applications although townships do handle a considerable volume.

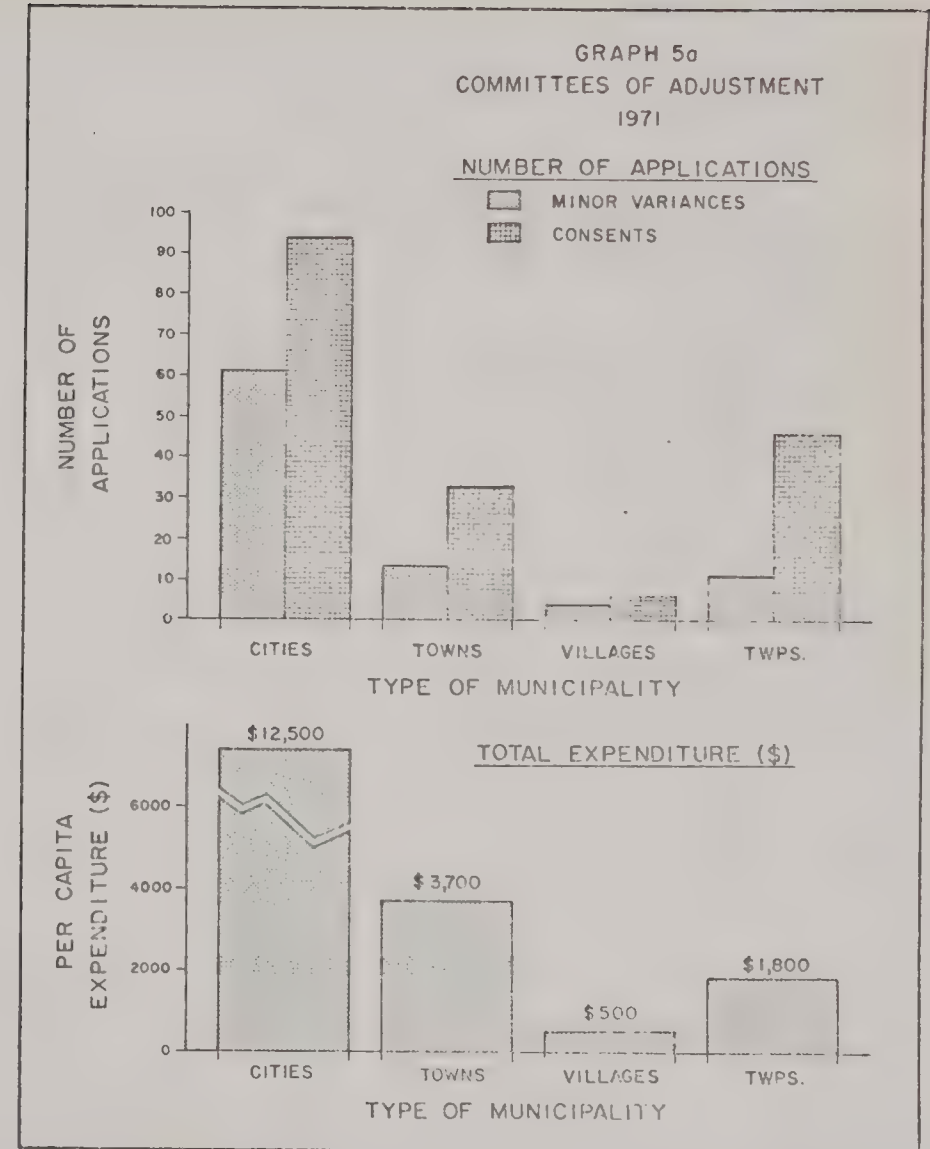


If we compare activity with total expenditure (shown together on Graph 5a) we arrive at an indication of financial efficiency. Committees of Adjustment in townships, combining relatively high workload with low expenditure, would seem to be the most efficient in financial terms. The previously mentioned graph of costs (Graph 4) tends to strengthen this premise.

#### b) Analysis by Population Size Groups

Table 2 shows some of the analysis of 1971 Committee of Adjustment questionnaires examined by population size groups.

The rather direct relationship between expenditure and population size is shown in columns 1 and 2 of Table 2.



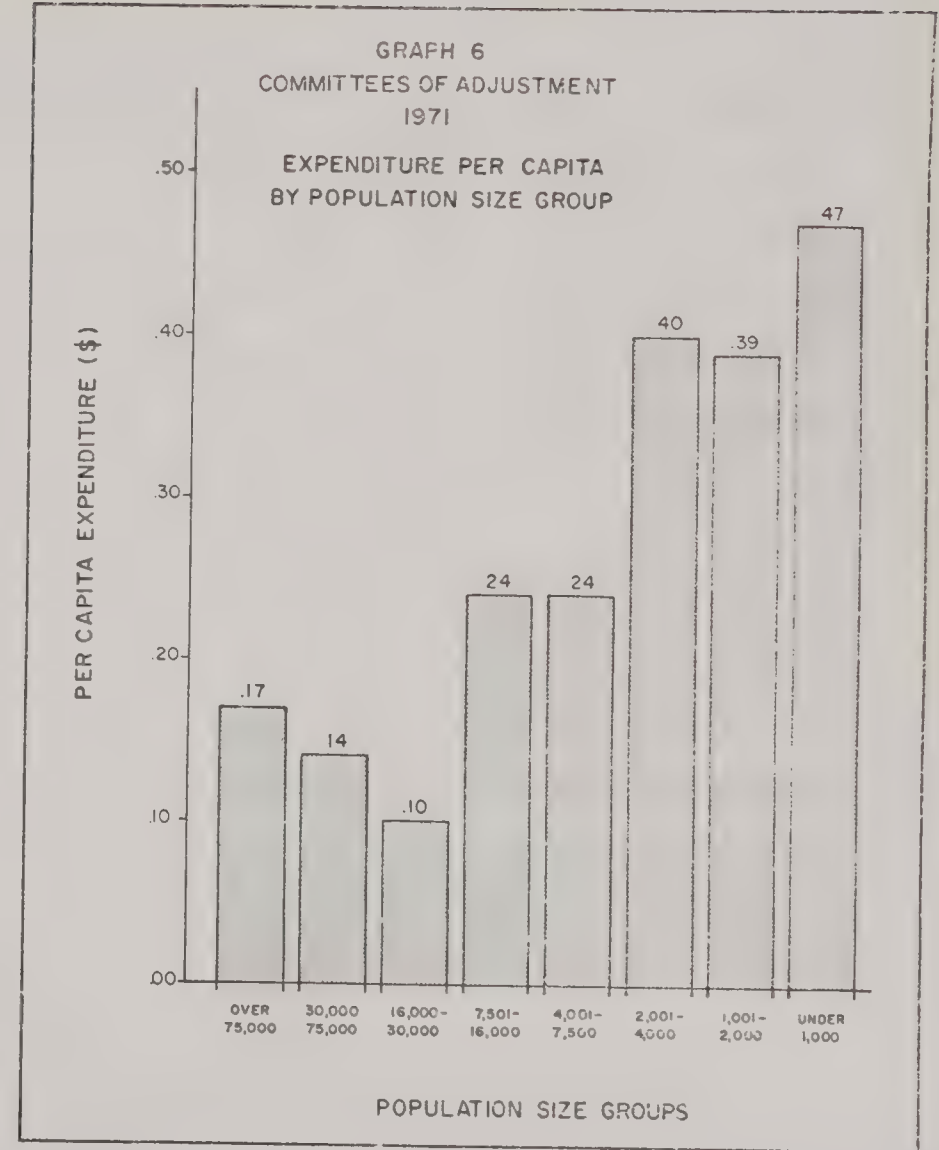
## ANALYSIS BY POPULATION SIZE GROUPS

POPULATION SIZE GROUPS	1.		2.		3.		4.		
	POPULATION	n	EXPENDITURE	n	EXPENDITURE PER CAPITA	n	APPLICATION		n
							M.V.	CONS.	
			\$		\$				
GROUP ONE (Over 75,000)	204,555	15	29,774	13	.17	13	177	169	15
GROUP TWO (30,001 - 75,000)	49,116	15	7,009	13	.14	13	48	75	14
GROUP THREE (16,001 - 30,000)	21,274	10	2,097	10	.10	11	24	41	10
GROUP FOUR (7,501 - 16,000)	10,931	34	2,583	33	.24	33	14	45	33
GROUP FIVE (4,001 - 7,500)	5,523	52	1,298	49	.24	48	8	37	51
GROUP SIX (2,001 - 4,000)	2,941	46	1,161	45	.40	45	6	29	46
GROUP SEVEN (1,001 - 2,000)	1,499	17	574	17	.39	17	9	16	17
GROUP EIGHT (Under 1,000)	724	7	335	3	.47	3	2	5	3

NOTE: n = sample size.  
M.V. = minor variances.  
CONS. = consents.

Expenditure per capita is related in a general way to population but not as directly as total expenditure (See Graph 6).

Column 4 of Table 2 shows the workload of Committees as measured by the number of applications for minor variance and consents. The largest population size group (over 75,000 persons) is the only category in the Committee of Adjustment analysis in which the number of applications for minor variances exceeded the number of consents. This is probably attributable to the fact that the municipalities with the larger population tend to be more completely urbanized and/or, are more likely to have detailed and specific land-use zoning which would tend to generate a large demand for variances from the bylaws. In general the activity of Committees of



Adjustment increases with the population.

c) Analysis by Regions (See Appendix Map "A")

The analysis of the 1971, Committee of Adjustment data by region is shown in Table 3. The regions were delimited the same way as they have been for the past several years. However, with the announcement of the five new planning regions, all future analysis will be on this basis.

The analysis of the data by region shows Region Two (Central Ontario) dominating the statistics; the highest average values for population, expenditure, expenditure per capita, number of applications, and the total of new building lots for 1971 are found in this region. In the other

regions the values of most of the averages are quite uniform (although north-western region is generally lower).

The average number of new building lots created per municipality in 1971 was examined in some detail by region. In general the Western and North-western regions fell in the 20-25 lot range, Central and Eastern regions were around 40 lots, and the North-eastern region had over 50 new building lots on the average. Speculation was made by some staff members that these differences were due to the type of lots involved. To examine this Graph 7 was prepared to show the type of new building lots created by region. It is apparent from this graph that the high number of lots created in the North-

COMMITTEES OF ADJUSTMENT

TABLE 3

ANALYSIS BY REGION

REGIONS	POPULATION	n	EXPEND.	n	EXPEND./ CAPITA	n	APPLIC.		n	NEW BLDG. LOTS	n	TOTAL NEW BUILDING LOTS*
							M.V.	CONS.				
REGION ONE (WESTERN)	11,859	56	\$ 2,958	52	\$ .19	52	12	37	54	23	49	1,214
REGION TWO (CENTRAL)	33,362	93	7,826	88	.36	88	36	55	92	38	81	3,509
REGION THREE (EASTERN)	13,923	35	2,476	33	.21	33	14	45	33	32	24	1,066
REGION FOUR (NORTH-EASTERN)	16,352	10	2,624	9	.24	9	17	60	9	47	7	469
REGION FIVE (NORTH-WESTERN)	3,924	7	476	6	.26	6	9	14	6	18	3	90

NOTE: n = sample size.

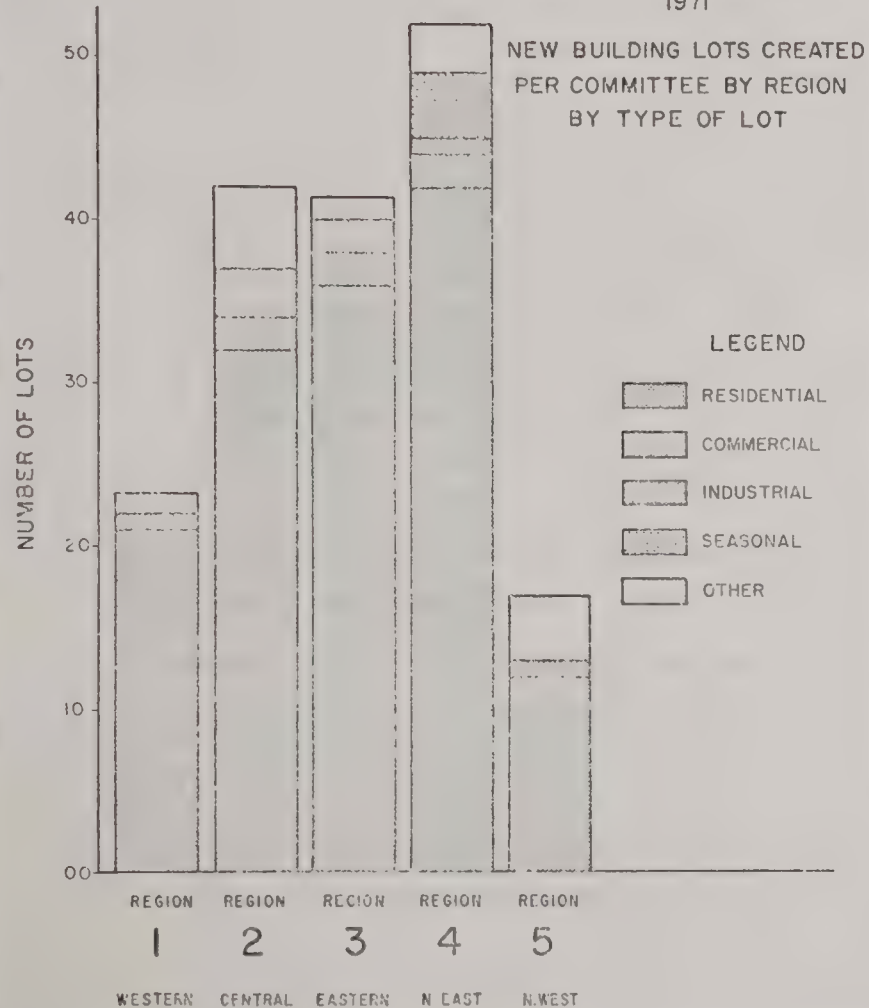
M.V. = minor variances.

CONS. = consents.

\* = Total of all new building lots in each region.



GRAPH 7  
COMMITTEES OF ADJUSTMENT  
1971



eastern region is only partially attributable to seasonal lots but the most perplexing item is the large portion of lots classified in the questionnaire as "other". It would appear from discussions with Ministry and local officials that many of these building lots were created for institutional purposes (schools, churches, government) or else for residential uses in areas zoned rural or agricultural.

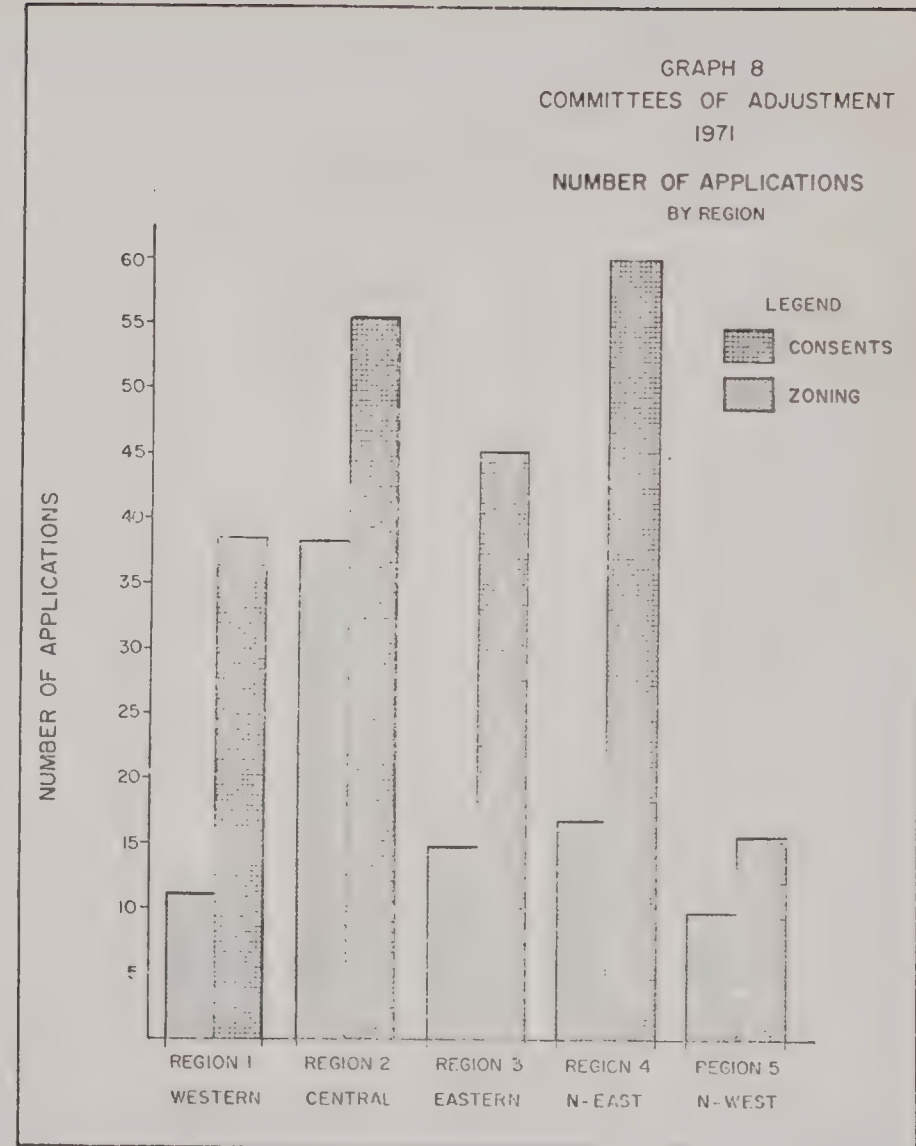
Industrial and commercial buildings lot activity seems to be relatively low in the western and north-western regions. Within such a short-term time period as the one year being examined here, it is not possible to draw any strong conclusions about the future of commercial and industrial expansion from these facts since the results could be due to more direct factors

such as an excess of such lots being created in previous years.

Residential lots in the Eastern and North-eastern regions exceeded even the central region. This fact will have to be examined in the presence of comparative analysis about the number of lots created through plans of subdivision; this will be found in the planning analysis part of this report.

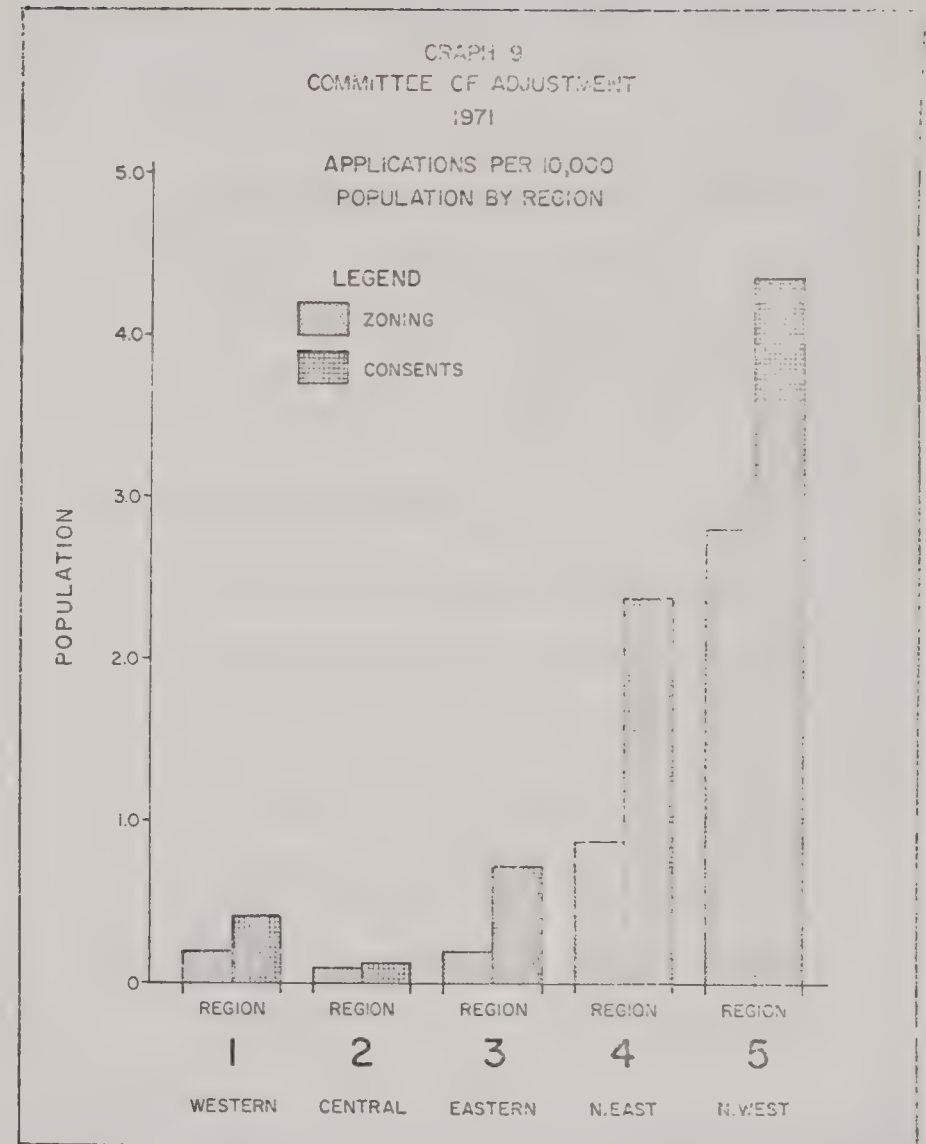
Some analysis was done on application activity in the various regions. Graph 8 shows the average number of consent and minor variance applications per Committee of Adjustments in each region.

The relatively complete coverage by zoning by-laws in the Central region may account for



its high number of applications for minor variances. As can be seen from the analysis by regions, activity and population size are note closely related. To further explore this aspect the average number of applications per 10,000 population was graphed by region.

(See Graph 9) The two regions in Northern Ontario show much higher values than the southern part. It must be noted that the small size of the sample in the north may cause statistical errors which exaggerate the values.



### 3. THE PREDICTIVE ANALYSIS

At the outset of the analysis of the questionnaires it was decided that it would be preferable to proceed without a detailed study outline. It was felt that this would allow the analysis to range more broadly over the data and therefore give a better impression of the potential results which would be attainable at a future date, following more analysis.

As the computations proceeded (following the techniques outlined in the draft report entitled "DESCRIPTION OF METHODOLOGY OF THE ANALYSIS OF QUESTIONNAIRE DATA")<sup>1</sup> it became

- 
1. This report may be examined in the offices of the Project Development Group.

apparent that two streams of investigation were developing. The first was the descriptive analysis discussed in the preceding section of this report and the second was done from a "predictive model" point of view. The discussion of the latter follows.

#### a) Table of Revised Averages

The tables which appeared in the preceding part of this report seemed to have potential as predictive tools for estimating expenditures and activities of Committee of Adjustments. To facilitate this model, the tables were reconstructed along the themes to be examined, as shown in Table 4. By simply obtaining the appropriate values for the type of municipality, the population size group and the region, and

COMMITTEES OF ADJUSTMENT - 1971  
TOTAL EXPENDITURE (REVISED AVERAGES)

TABLE 4

<u>BY TYPE OF MUNICIPALITY</u>			<u>BY POPULATION SIZE GROUP</u>			<u>BY REGION</u>		
	\$	n		\$	n		\$	n
CITIES	10,050	28	GROUP 1* (Over 75,000)	29,774	13	REGION 1 (Western)	2,958	52
TOWNS	3,065	47	GROUP 2 (30,000-75,000)	7,009	13	REGION 2 (Central)	7,826	88
VILLAGES	440	12	GROUP 3 (16,000-30,000)	2,097	10	REGION 3 (Eastern)	2,476	33
TOWNSHIPS	1,633	97	GROUP 4 (7,501-16,000)	2,583	33	REGION 4 (North-Eastern)	2,624	9
			GROUP 5 (4,001-7,500)	1,298	49	REGION 5 (North-Western)	476	6
			GROUP 6 (2,001-4,000)	1,161	45			
			GROUP 7 (1,001-2,000)	574	17			
			GROUP 8 (Under 1,000)	335	3			
			*GROUP 1A (75,000-150,000)	18,540	8			
			GROUP 1B (Over 150,000)	48,917	7			

NOTE: n = Sample Size.



COMMITTEE OF ADJUSTMENT - 1971  
EXPENDITURE PER CAPITA (REVISED AVERAGES)

TABLE 5

ANALYSIS BY TYPE OF MUNICIPALITY	\$	n	ANALYSIS BY POPULATION SIZE GROUPS	\$	n	ANALYSIS BY REGION	\$	n
CITIES	.12	28	GROUP 1 (Over 75,000)	.17	13	REGION 1 (Western)	.19	52
TOWNS	.20	47	GROUP 2 (30,001-75,000)	.14	13	REGION 2 (Central)	.36	88
VILLAGES	.24	12	GROUP 3 (16,001-30,000)	.10	11	REGION 3 (Eastern)	.21	33
TOWNSHIPS	.37	97	GROUP 4 (7,501-16,000)	.24	33	REGION 4 (North-Eastern)	.24	9
			GROUP 5 (4,001-7,500)	.24	48	REGION 5 (North-Western)	.26	6
			GROUP 6 (2,001-4,000)	.40	45			
			GROUP 7 (1,001-2,000)	.39	17			
			GROUP 8 (Under 1,000)	.47	3			

NOTE: n = Sample Size.

COMMITTEES OF ADJUSTMENT  
NUMBER OF APPLICATIONS (REVISED AVERAGES)

TABLE 6

ANALYSIS BY TYPE OF MUNICIPALITY	M.V.	CONS.	n	ANALYSIS BY POPULATION SIZE GROUPS	M.V.	CONS.	n	ANALYSIS BY REGION	M.V.	CONS.	n
CITIES	61	93	29	GROUP 1 (Over 75,000)	177	169	15	REGION 1 (Western)	12	37	54
TOWNS	13	32	47	GROUP 2 (30,001-75,000)	48	75	14	REGION 2 (Central)	36	55	92
VILLAGES	3	6	13	GROUP 3 (16,001-30,000)	24	41	10	REGION 3 (Eastern)	14	45	33
TOWNSHIPS	10	46	98	GROUP 4 (7,501-16,000)	14	45	33	REGION 4 (North-Eastern)	17	60	9
				GROUP 5 (4,001-7,500)	8	37	51	REGION 5 (North-Western)	9	14	6
				GROUP 6 (2,001-4,000)	6	29	46				
				GROUP 7 (1,001-2,000)	9	16	17				
				GROUP 8 (Under 1,000)	2	5	3				

NOTE: n = sample size.  
M.V. = minor variances.

averaging these values one can arrive at the required estimate. For example, to predict the expenditure for a Committee of Adjustment in township in Eastern Ontario of approximately 6,000 population, we take the following figures from Table 4:

Township	\$1,633
Eastern Region	\$2,476
Population 4,001 - 7,500	<u>\$1,298</u>
Average:	\$1,802

and arrive at an estimated total expenditure of \$1,802. The tables can be used in a similar manner to compute expenditure per capita (Table 5) and application activity (Table 6).

## b) Linear Regression Analysis

In order to assess the results of a linear regression analysis one must become familiar with one or two aspects of statistical terminology and methods. Among the computed values of linear regression analysis is one called the correlation coefficient or "r". For statistical reasons the value of "r" may vary between +1 and -1 only and the closer it is to either extreme the stronger the relationship. A rough guide for interpreting "r" is shown below:

If  $\pm r$  is:

- less than .20 there is a slight, almost negligible, relationship,
- between .20 to .40 there is a low correlation; definite but small relationship,

- between .40 to .70 there is a moderate correlation; substantial relationship,
- between .70 to .90 high correlation; marked relationship,
- greater than .90 very high correlation; very dependable relationship.<sup>1</sup>

For a better understanding of "r" one can investigate the coefficient of determination which is merely  $r^2$ . By calculating  $r^2$  and expressing the results as a percentage, one can determine that percentage of the values obtained from the data which can be attributed to the regression. That is, if  $r=.80$  then  $r^2=.64$  and 64% of the values can be said to be

explained by the regression.

Another feature of the value  $r^2$  is that it allows comparison between regressions. One cannot assume that a value of  $r=.8$  is twice as good as  $r=.4$  but  $r^2=.64$  is twice as good as  $r^2=.32$ .

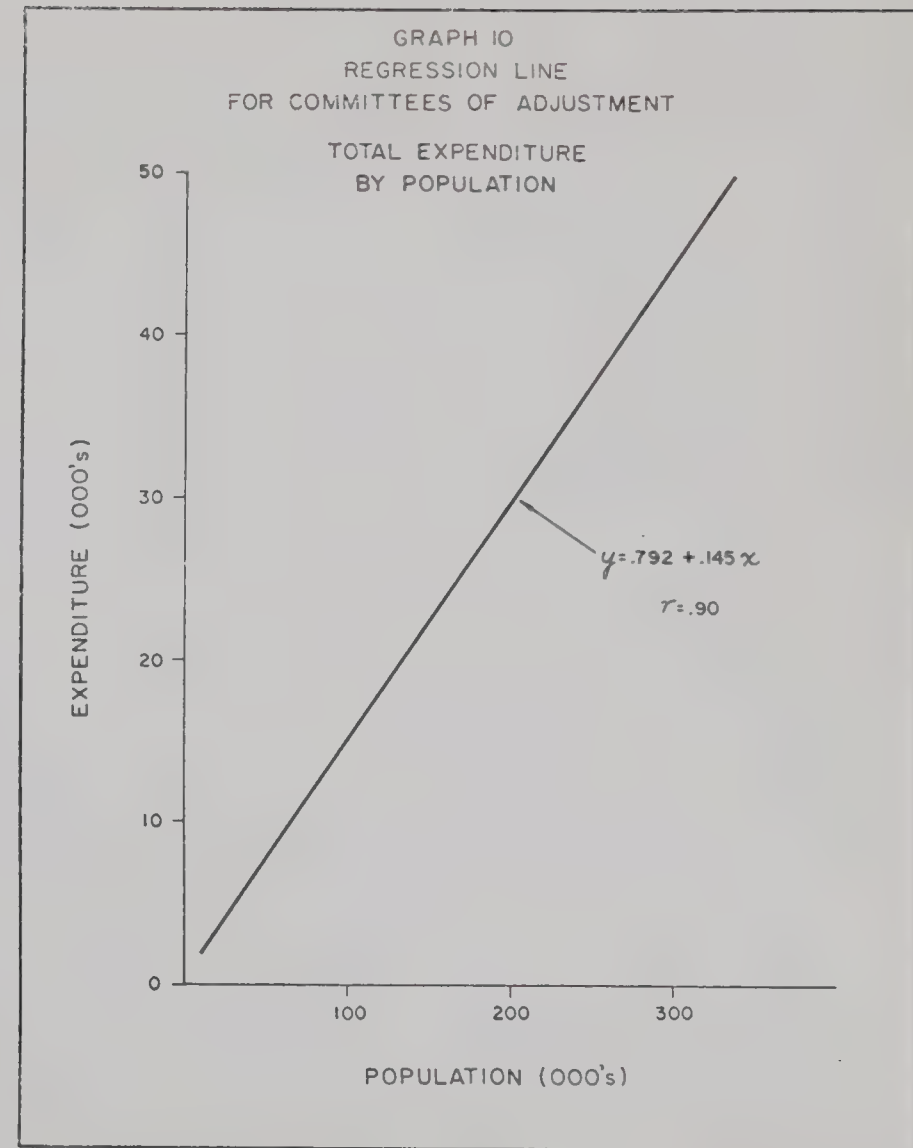
In the linear regression analysis of the Committee of Adjustment population-expenditure data we arrive at an "r" value of .900 which means that 81% of the cases were explained by the regression and a very high, very dependable relationship was found.

Linear regression analysis also gives the coordinates for a straight line which represents the "best-fit" to the data. The equation for this line allows one to insert the population of a municipality in order to calculate the

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1. From Williams, F., Reasoning with Statistics, 1968; pg. 135.

the corresponding expenditure. For the Committee of Adjustment data ( $r=.900$ ) the equation is  $y = .792 + .145 x$ , where  $x$  is the population of the area covered and  $y$  is expenditure. Thus, after substitution, a Committee of Adjustment in a municipality of population 6,000 can be expected to spend about \$1,662 yearly. Graph 10 shows this line which represents the modelled expenditure.







## LAND DIVISION COMMITTEES - 1971

### 1. THE SAMPLE

Questionnaire returns were received from 16 of the 19 Land Division Committees in operation in 1971 for a return rate of 85%.

The accompanying map shows the geographical location of the 1971 Land Division Committees and those which are part of the sample.

A list of the sample is provided below:

1. Bruce County
2. Elgin County
3. Grey County
4. Huron County
5. Kent County
6. Lambton County
7. Leeds & Grenville County

8. Lennox & Addington County
9. District Municipality of Muskoka
10. Regional Municipality of Ottawa-Carleton
11. Oxford County
12. Perth County
13. Prescott & Russell County
14. Prince Edward County
15. Renfrew County
16. Victoria County

### Restrictions on the Data

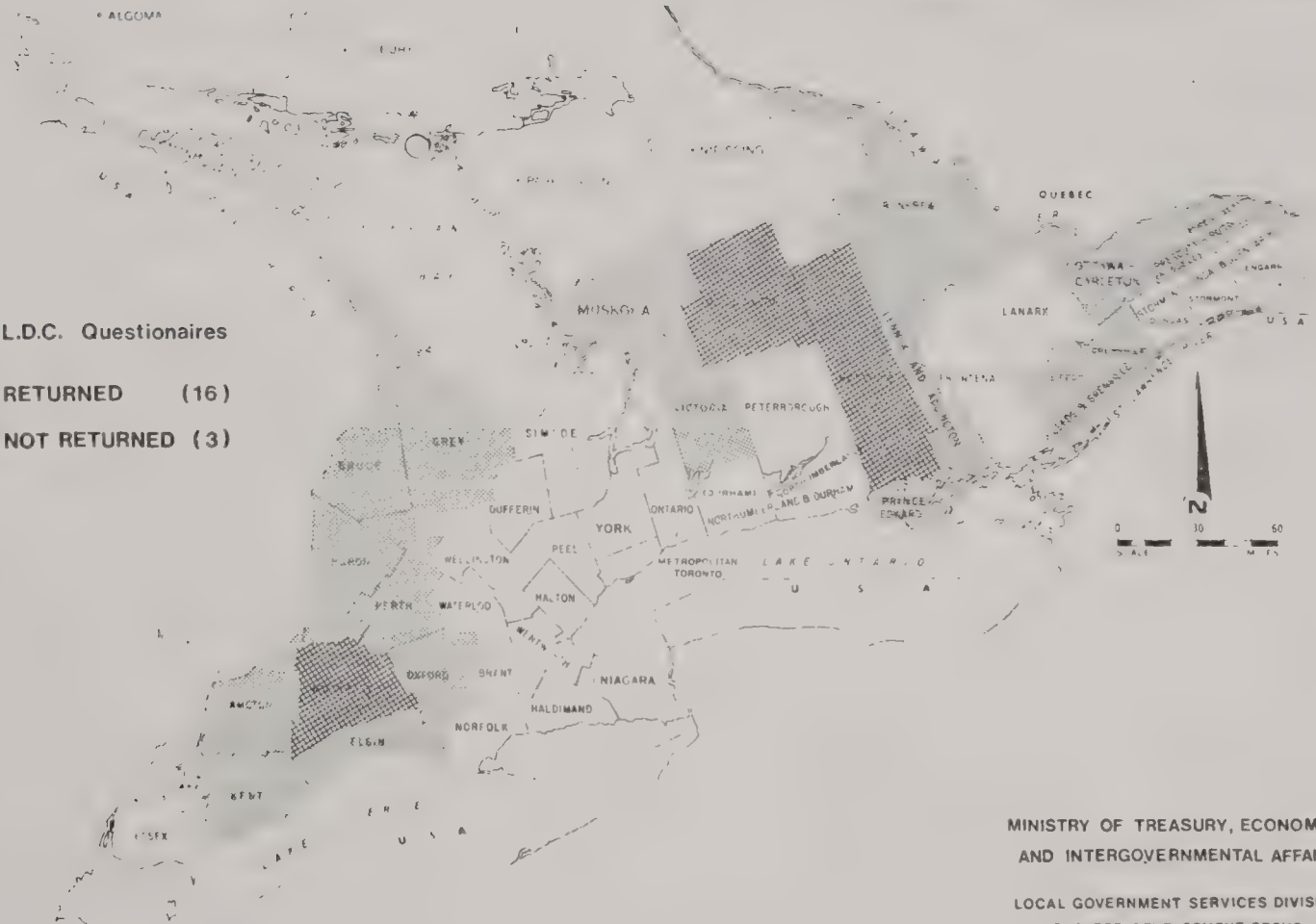
Due to the fact that 1971 was the first year or part-year of operation of Land Division Committees and the first year, therefore, in which they were include in our questionnaire program, there exist some weaknesses which must be taken into account whenever the 1971 data is used.

# LAND DIVISION COMMITTEES

1971 L.D.C. Questionnaires

 RETURNED (16)

 NOT RETURNED (3)

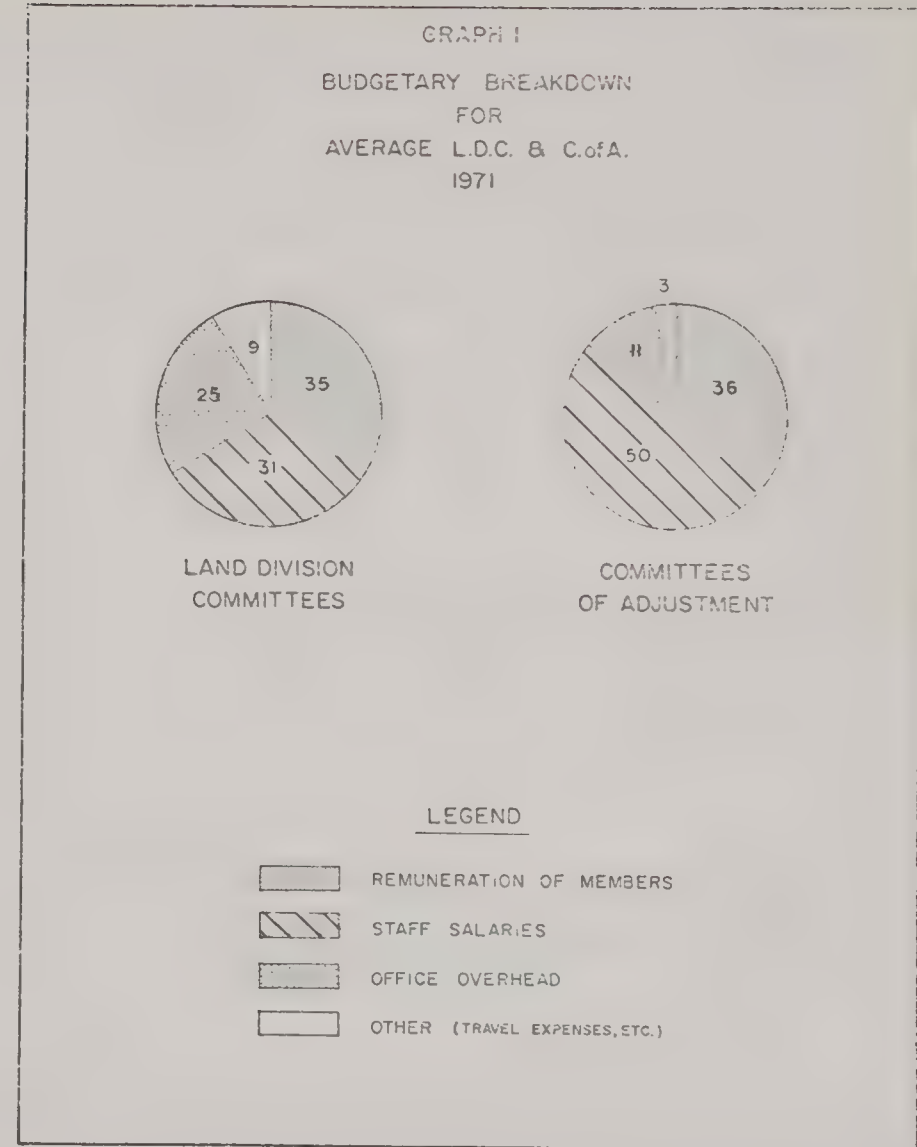


MINISTRY OF TREASURY, ECONOMICS  
AND INTERGOVERNMENTAL AFFAIRS

LOCAL GOVERNMENT SERVICES DIVISION  
PROJECT DEVELOPMENT GROUP

Firstly, only one Land Division Committee which returned a questionnaire had been in operation for a full year by the end of 1971 and therefore budgetary - and activity - oriented data had to be extrapolated from the part-year statistics in order to estimate yearly values for the other Land Division Committees.

Secondly, the fact that the data which we have obtained relates to the first months of operation of these new bodies suggest that we may have exaggerated the office overhead sector of the budget. Graph 1 shows the average budgetary breakdown for Land Division Committees and Committees of Adjustment. It should be noted that average expenditure of a Committee of Adjustment on office overhead was only 11% of its budget while Land Division Committees spent



about 25%. It seems unlikely that the heavy outlays for office equipment and supplies would continue throughout the remaining months of the first year of operation or into following years.

Thirdly our comparison data on the cost of operating a Committee of Adjustment in townships and Land Division Committee does not include information on the costs of Committee of Adjustments which do not grant consents.

It is expected that these limitations will, for the most part, be overcome with the additional data obtained from the 1972 questionnaire returns.

## 2. THE ANALYSIS

Due to the small sample size of the Land Division Committee data, we have been able to reproduce the information in tables naming the specific Committees rather than in the more generalized form of revised averages which were necessary for the Committee of Adjustment and Planning data.

The tables have been grouped around three headings; 1) Expenditures, including other vital statistics; 2) Activity, including new building lots created; 3) Operational Costs.

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### a) Expenditures

The first two columns of Table 1, Population Covered and Number of Members, are included as



EXPENDITURES

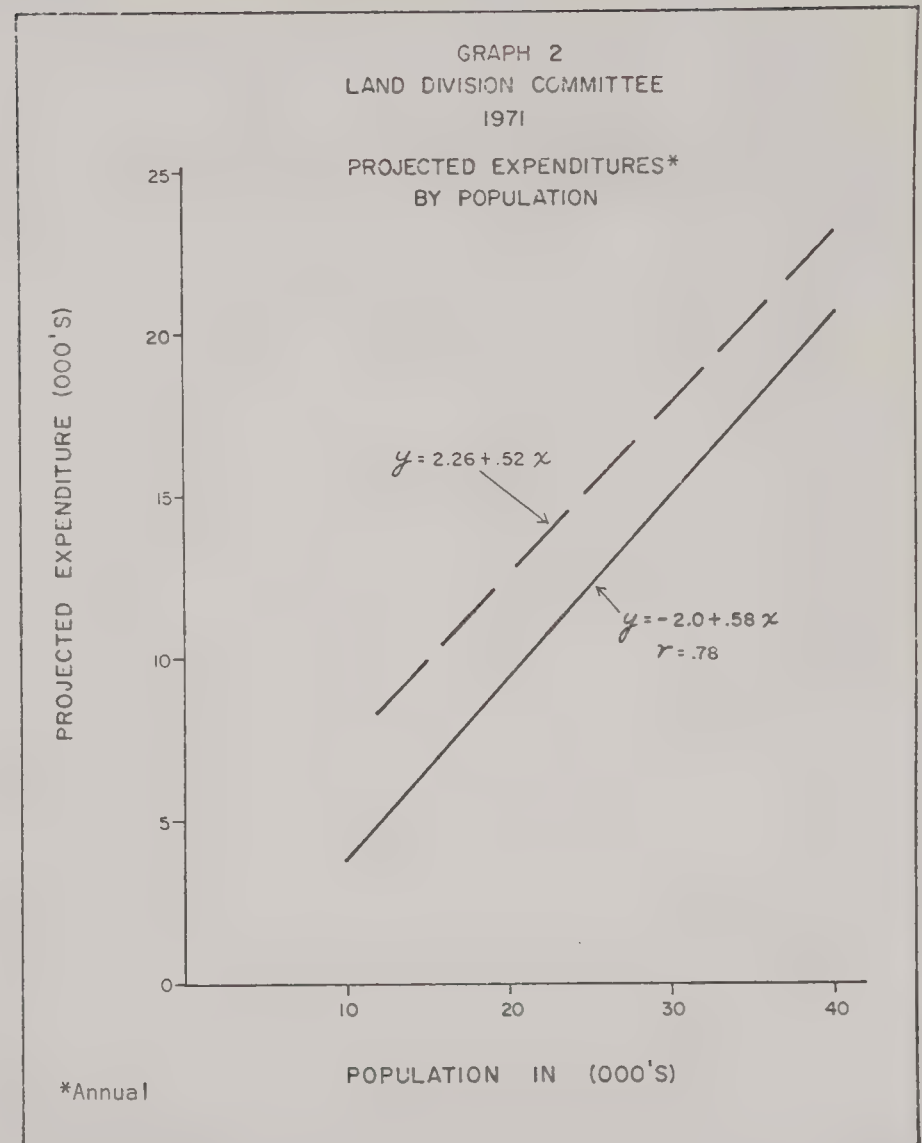
	1.	2.		3.	4.	5.	6.
NAME	POPULATION COVERED	NO. OF MEMBERS	*	EXPENDITURES IN 1971	EXPENDITURES PER MONTH	PROJECTED EXPEND. PER YEAR	EXPEND. PER CAPITA
Bruce County	27,437	5	7	\$ 8,803	\$ 1,258	\$ 15,100	\$ .55
Elgin County	25,651	5	6	3,679	613	7,400	.28
Grey County	41,901	5	6	12,269	2,045	24,500	.58
Huron County	38,689	5	5	9,950	1,990	23,900	.61
Kent County	28,589	5	2	976	488	5,900	.20
Lambton County	27,036	5	8	5,143	643	7,700	.28
Leeds & Grenville County	34,515	5	7	9,745	1,392	16,700	.48
Lennox & Addington County	19,184	5	3	5,076	1,692	20,300	1.05
District Mun. of Muskoka	31,873	7	9	18,635	2,071	24,900	.78
Reg. Mun. of Ottawa-Carleton	18,325	5	6	18,344	3,057	36,700	2.00
Oxford County	14,457	7	12	4,555	380	4,600	.31
Perth County	26,031	5	5	1,904	381	4,600	.17
Prescott & Russell County	42,930	5	4	9,615	2,404	28,800	.67
Prince Edward County	11,094	10	7	2,000	286	3,400	.30
Renfrew County	52,535	6	7	23,657	3,380	40,600	.77
Victoria County	20,765	7	5	3,935	787	9,400	.45
AVERAGE:	28,816	6		8,636	1,429	17,156	.59

\* This column indicates the number of months that the L.D.C. was in operation in 1971.

general information. Columns 3 and 4 were used to arrive at a projected expenditure per year (column 5) which was analyzed using linear regression. The results are shown on Graph 2; the dashed regression line was computed using all 16 sample points. Two of the points, those relating to Ottawa-Carleton and Renfrew County seemed to be greatly exaggerated and therefore they were eliminated for the second regression which is shown by the solid line on the same graph.

#### b) Activity

Table 2 illustrates the total work load of the Land Division Committees. The first two columns illustrate total consent applications and the number of applications granted. The latter is a total of those applications given



ACTIVITY

NAME	1. APPLICATIONS		2. APPLICATIONS	3. EXPENDITURE	4. NEW BUILDING LOTS	
	TOTAL	GRANTED	PER MONTH	PER APPLICATION	TOTAL	RESIDENTIAL
Bruce County	280	253	40	\$ 31	81	47
Elgin County	77	59	13	47	32	23
Grey County	418	311	70	29	N/A	N/A
Huron County	134	112	27	74	39	30
Kent County	13	11	7	70	7	7
Lambton County	126	113	16	40	62	53
Leeds & Grenville County	492	473	70	20	265	132
Lennox & Addington County	55	51	18	94	55	49
District Mun. of Muskoka	636	599	71	29	N/A	N/A
Reg. Mun. of Ottawa-Carleton	177	142	30	102	111	89
Oxford County	137	126	11	35	N/A	N/A
Perth County	56	45	11	35	20	18
Prescott & Russell County	195	190	49	49	113	94
Prince Edward County	147	137	21	14	137	119
Renfrew County	416	348	59	57	279	139
Victoria County	183	168	37	21	129	82
AVERAGE:	221	196	34	41	102	68

unconditional and conditional approval.

The column expenditure per application, was calculated by dividing the monthly expenditures (Table 1) by the average number of applications per month (Table 2).

c) Costs

Table 3 lists the computed costs of running a Land Division Committee. This was calculated by subtracting the income from application fees from the total expenditures.<sup>1</sup>

In those cases where the income from application fees is greater than the total expenditures of

the Land Division Committee the result is a surplus which is shown in brackets. The legislation concerning the maximum fee was changed mid 1971. Some of the Land Division Committees which were having a deficit responded immediately by increasing their fees. Some of those Committees shown with a deficit in 1971 may have broken even, if they had followed suit.

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1. Actual total expenditures in 1971.

COSTS

NAME	TOTAL COST	COST PER MONTH	PROJ. COST PER YEAR	COST PER CAPITA
Bruce County	\$ (2,397)*	\$ (342)	\$ (4,104)	\$ (.15)
Elgin County	(671)	(112)	(1,344)	(.05)
Grey County	1,395	232	2,784	.07
Huron County	4,590	918	11,016	.28
Kent County	376	188	2,256	.08
Lambton County	1,143	143	1,716	.06
Leeds & Grenville County	(3,830)	(1,277)	(15,324)	(.44)
Lennox & Addington County	776	259	3,108	.09
District Mun. of Muskoka	2,533	281	3,372	.11
Reg. Mun. of Ottawa-Carleton	13,894	2,316	27,792	1.52
Oxford County	(1,747)	(146)	(1,752)	(.12)
Perth County	504	101	1,212	.05
Prescott & Russell County	(525)	(131)	(1,572)	(.04)
Prince Edward County	(5,400)	(771)	(9,252)	(.83)
Renfrew County	10,207	1,458	17,496	.33
Victoria County	(5,215)	(1,043)	(12,516)	(.60)
		174	1,556	.02

1. \*NOTE: Brackets indicate surplus.

2. NOTE: Not all L.D.C.'s charge maximum fee and some may be losing money because of this.





PLANNING BOARDS - 1971

1. THE SAMPLE

A total of 447 Planning Board Questionnaires were mailed and 260 were returned for a 60% rate of return. This sample is slightly smaller than that of the Committee of Adjustment and Land Division Committee questionnaires but it does cover the boards of most of the municipalities with large populations, and particularly those boards with planning staff.

Distribution of the Sample (See appendix for complete list of returns)

The sample has been analyzed by:

1. <u>Type of Board</u>	<u>Sample Size</u>
Single Independent	76
Joint	38
Subsidiary	129

2. <u>Population Size Groups</u>	<u>Sample Size</u>
Over 75,000	20
31,001 - 75,000	18
16,001 - 31,000	14
8,001 - 16,000	37
4,001 - 8,000	57
2,001 - 4,000	60
1,001 - 2,000	24
Under 1,000	10

3. <u>Regions</u> (See Map 'A' in Appendix)	<u>Sample Size</u>
1 Western	79
2 Central	85
3 Eastern	45
4 North-Eastern	22
5 North-Western	12

## 2. THE ANALYSIS

The analysis for the Planning questionnaire data was divided into three headings - type of board, population size group, and regions. The method of analysis was exactly the same as for the Committee of Adjustment data (See page 4).

### a) Analysis by Type of Board

Table #1 summerizes the average values of selected data by type of board.

---

N.B. - 17 boards were, by their own definition, inactive during 1971.

- 19 boards returned their questionnaire too late for processing, however, in some instances the data were included in the summary.

### Number of Members

Joint boards have the largest average number of members, nearly twice as many as for single independent and subsidiary boards. Although joint boards, on the average, one member, for every 4,620 persons, representation on a single independent board is 1 member for every 1,320 persons.

### Expenditure and Expenditure Per Capita

While joint boards spend the most money in actual dollars, subsidiary boards spend the most on a per capita basis (See Graphs 1 and 2).

ANALYSIS BY TYPE OF BOARD

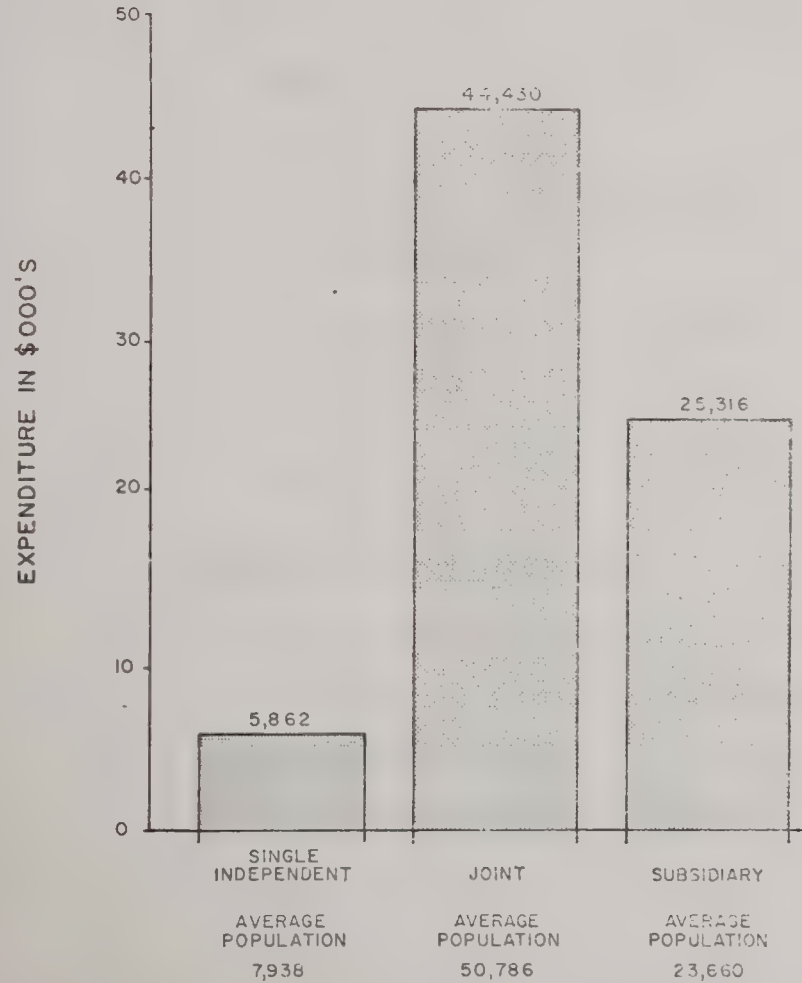
TABLE I

TYPE OF BOARD	POPULATION	n	NUMBER OF MEMBERS	n	EXPENDITURE	n	EXPENDITURE PER/CAPITA	n
					\$		\$	
SINGLE INDEPENDENT	7,938	75	6	74	5,862	65	.75	66
JOINT	50,786	36	11	36	44,430	32	.79	30
SUBSIDIARY	23,660	127	7	127	25,316	119	.90	116

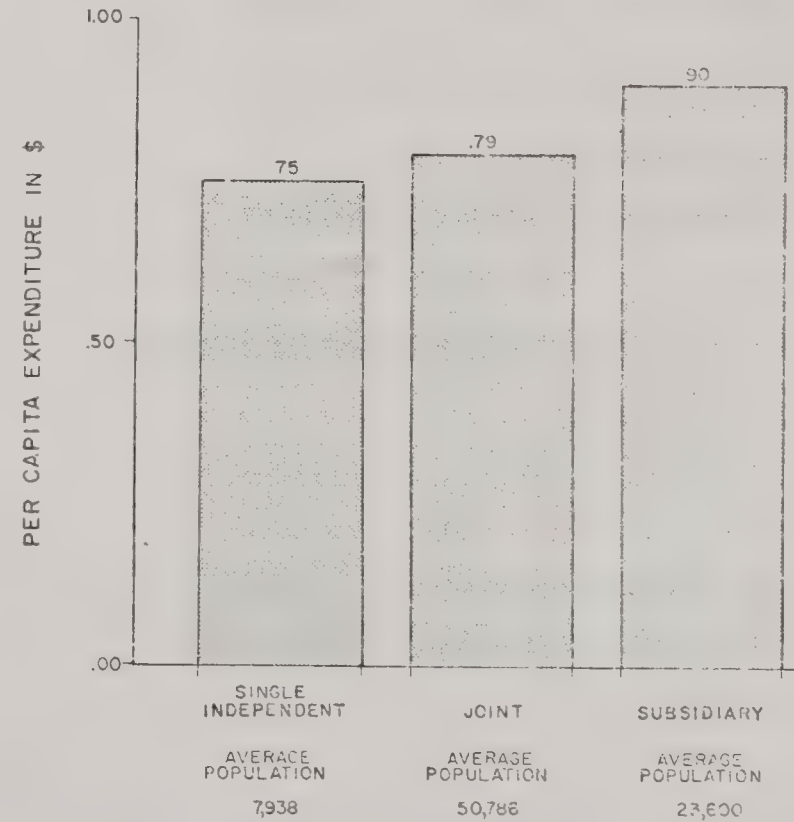
NOTE:

n = Sample Size.

GRAPH 1  
PLANNING BOARDS 1971  
EXPENDITURE BY TYPE OF BOARD



GRAPH 2  
PLANNING BOARDS 1971  
PER CAPITA EXPENDITURE  
BY TYPE OF BOARD



The actual amount spent on planning by a given municipality or board is not necessarily reflected by these figures because:-

- a) a given municipality in a joint board, may or may not have a subsidiary planning board.
- b) the expenditure of a joint board may not be evenly distributed throughout the joint planning area in any given year.

b) Analysis by Population Size Groups

The analysis by population size groups appears to have more significance than the analysis by board type or region.

Table 2 shows the averages by population size.

Number of Members

The number of members on the board increases with the population of the planning area; however, as for 'type of board' the representation does not increase proportionately. The boards representing under 1,000 population have an average of one member per 161 persons; those representing over 75,000, one member per 19,702 persons (See Table 2).

Expenditure and Expenditure Per Capita

Graph 3 shows an increase in the expenditures by boards on increasing population size, which is to be expected. There is a sudden increase in expenditure for boards of over 31,000. Full-time planning staff could account for much of the increase as only two or three boards representing

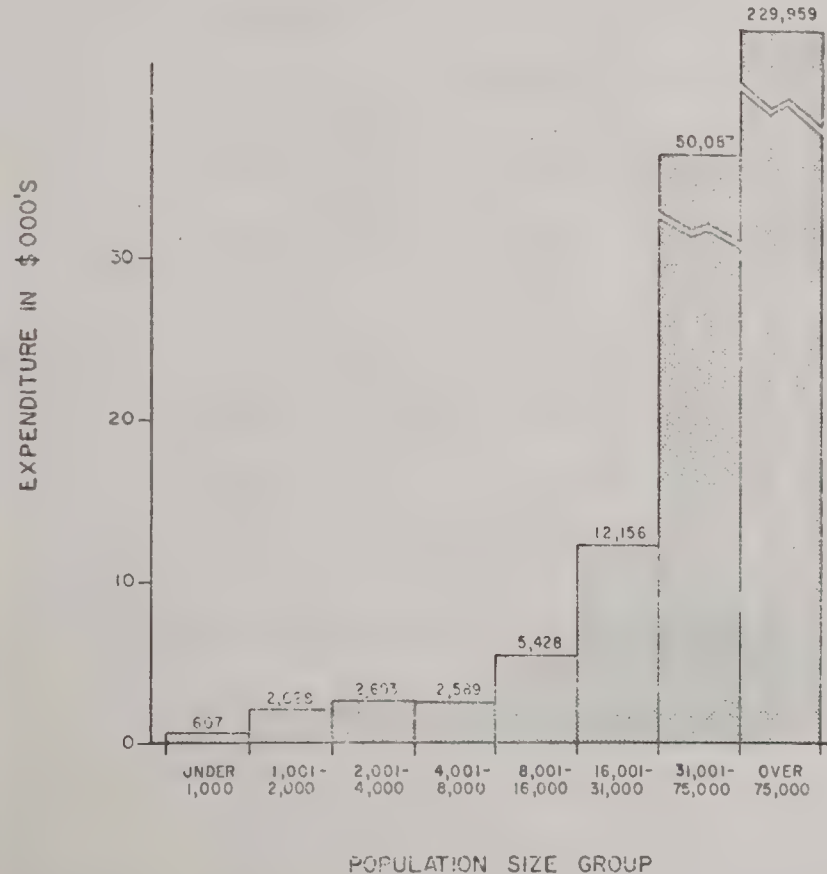


ANALYSIS BY POPULATION SIZE GROUPS

POPULATION SIZE	POPULATION	n	NUMBER OF MEMBERS	n	EXPENDITURE	n	EXPENDITURE PER/CAPITA	n	POPULATION PER MEMBER
					\$		\$		
Over 75,000	216,723	18	11	18	229,959	18	1.04	18	19,702
31,001 - 75,000	49,279	16	9	16	50,087	16	1.03	16	5,475
16,001 - 31,000	23,066	12	8	12	12,150	11	.49	11	2,883
8,001 - 16,000	11,116	35	9	35	5,428	29	.48	29	1,235
4,001 - 8,000	5,503	55	7	55	2,589	51	.63	51	786
2,001 - 4,000	3,014	58	6	58	2,693	56	.80	56	502
1,001 - 2,000	1,492	24	6	24	2,028	20	1.38	20	249
Under 1,000	804	10	5	9	607	6	.99	6	161
Average of Total:	34,633	244	8	243	47,712	209	1.18	244	

NOTE: n = Sample Size.

GRAPH 3  
PLANNING BOARDS 1971  
EXPENDITURE BY SIZE OF BOARD



less than 31,000 persons employ full-time planning staff. Dr. Gerald Hodge<sup>1</sup> also found some correlation between size of municipality and the employment of full-time planning staff. He went further and found a correlation between increase in population and increase in the number of staff employed. He also noted, "It is perhaps not surprising that the larger the city the larger the staff and budget. But is somewhat surprising that this is the only relationship which shows up strongly".<sup>2</sup>

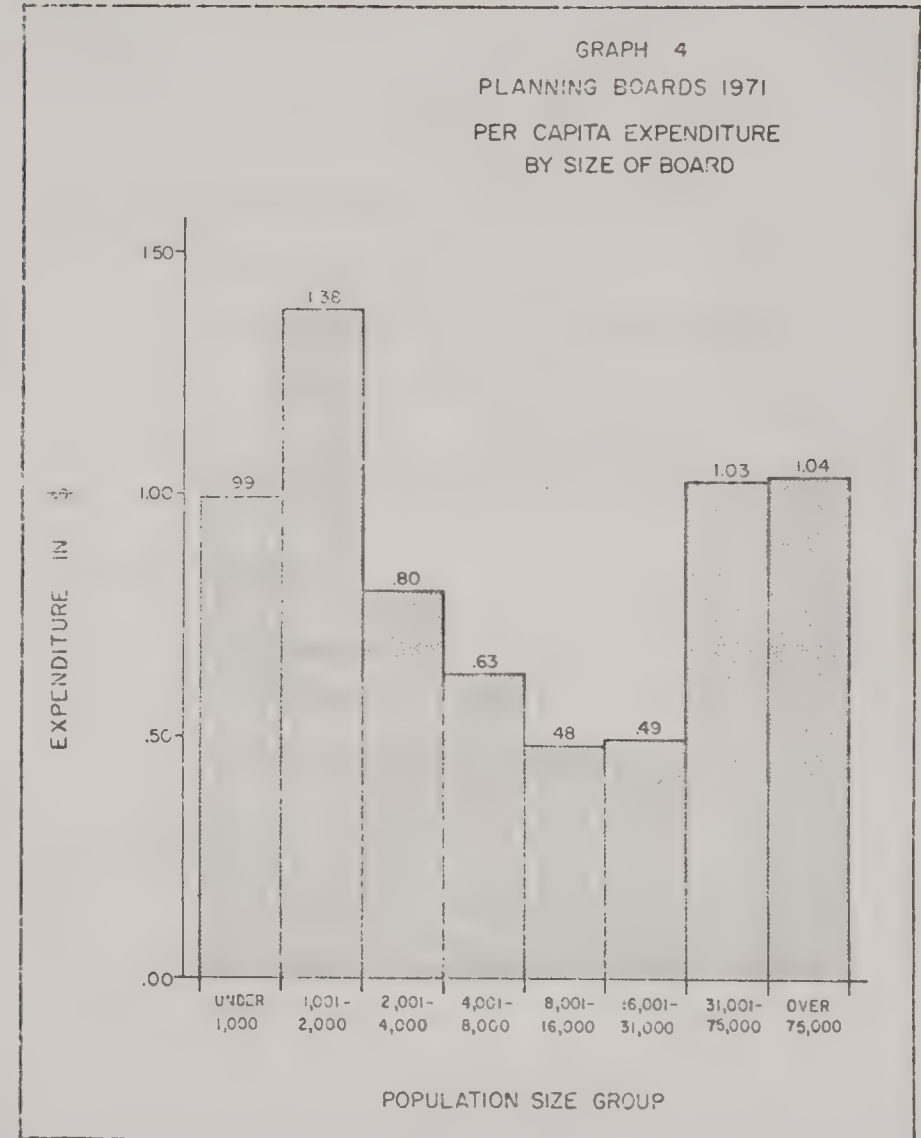
This is particularly interesting since Dr. Hodge tested several criteria including population growth rates, average family income etc. which

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1. G. Hodge, The Supply and Demand for Planners in Canada 1961 - 1981, a report to the Central Mortgage and Housing Corporation.
  2. Ibid, page 48.

could have been contributing factors in influencing a municipality to hire staff. Since Dr. Hodge's figures pertain to 1966 data there is a natural increase between his figures and those obtained from our survey. He finds a per capita cost of \$0.90 for agencies over 30,000 persons, while our data gives an average of \$1.04.

Since the data collected in our program pertains to the number and type of staff as well as expenditures and a per/capita expenditure for planning purposes, all the basic data is available to predict future costs, staff requirements and expenditures, according to Dr. Gerald Hodge's hypothesis.

Graph 4 shows per capita expenditure by size of board. The cost per capita increases



sharply when an area has a population over 31,000. This could be attributable to the cost of full-time staff, as previously suggested for the increase in expenditures; however, the per capita cost also increases for areas with a population of less than 4,000 (as already noted, few boards with a population of less than 31,000 employ full-time planning staff).

It would seem that planning areas with a population of less than 4,000 are not able to take advantage of the economies of scale available to planning boards with a larger population.

#### Remuneration of Board Members

From the returns it appears to be a general trend that the larger the population within the jurisdiction of a board, the less likely it is to pay its members and conversely the

smaller the population the more likely.

#### c) Analysis by Regions (See Map 'A' of Appendix)

The highest average population is in the Central area (Region 2) with about 43,000 persons within the planning agencies jurisdiction. The other regions all have an average of 11,000 to 15,000 persons. Table 3 shows the averages by region.

#### Number of Members

The average number of members is consistent throughout the regions at approximately 8 members per planning agency.

#### Expenditure and Expenditure Per Capita

Expenditures in the Central region are approximately four times that of the other regions (See Graph 5 and Table 3). The average expenditures for the North-western region are

PLANNING BOARDS

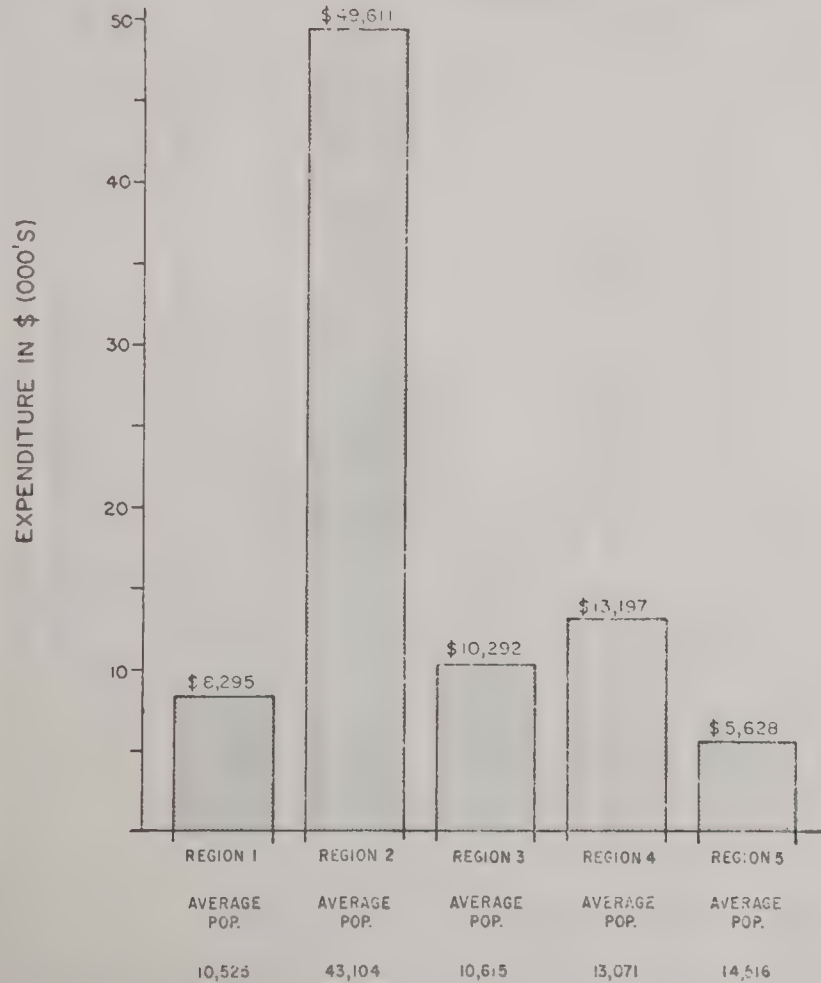
TABLE 3

ANALYSIS BY REGION

REGION	POPULATION	n	NUMBER OF MEMBERS	n	EXPENDITURES	n	EXPENDITURE PER/CAPITA	n
					\$		\$	
REGION 1 (WESTERN)	10,525	77	7	77	8,295	71	.83	68
REGION 2 (CENTRAL)	43,104	83	8	83	49,611	79	.91	79
REGION 3 (EASTERN)	10,615	43	7	43	10,292	37	.61	36
REGION 4 (NORTH-EASTERN)	13,071	21	8	21	13,197	18	1.26	18
REGION 5 (NORTH-WESTERN)	14,516	10	8	10	5,628	9	.66	9

NOTE: n = Sample Size.

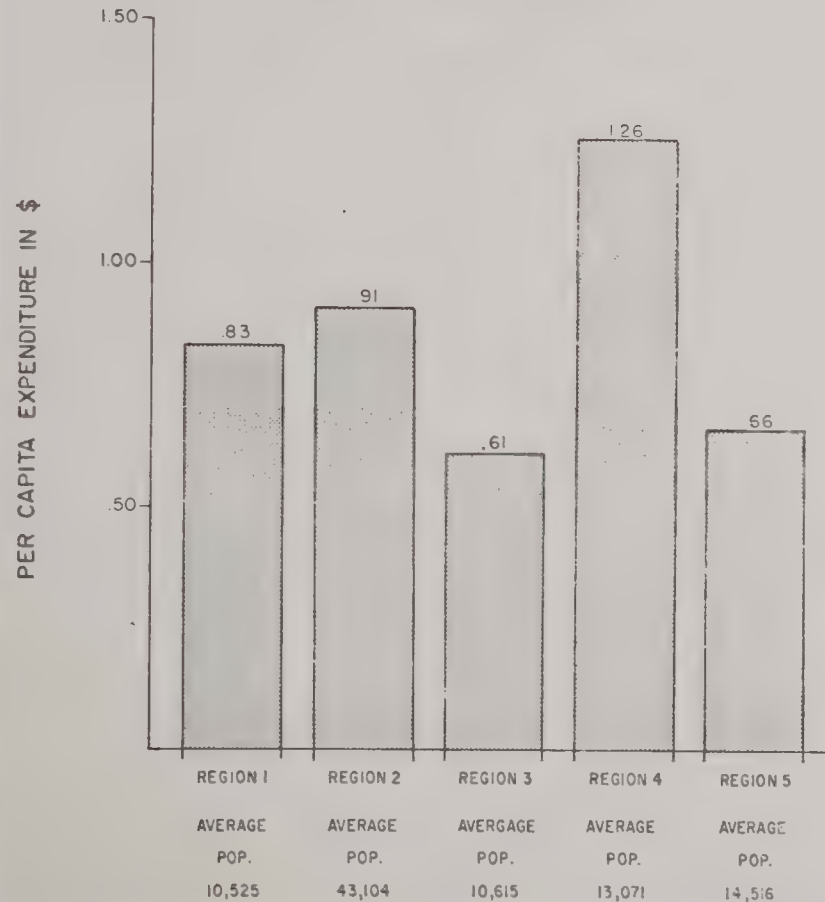
GRAPH 5  
PLANNING BOARDS 1971  
EXPENDITURE BY REGION



significantly lower than for the rest of Ontario. The per capita expenditures in North-eastern Ontario are far higher than any other area, double that for the Eastern and North-western regions. (See Graph 6 and Table 3). Some of the highest per capita expenditures were incurred in areas which received provincial grants for planning purposes.



GRAPH 6  
PLANNING BOARDS 1971  
PER CAPITA EXPENDITURE  
BY REGION



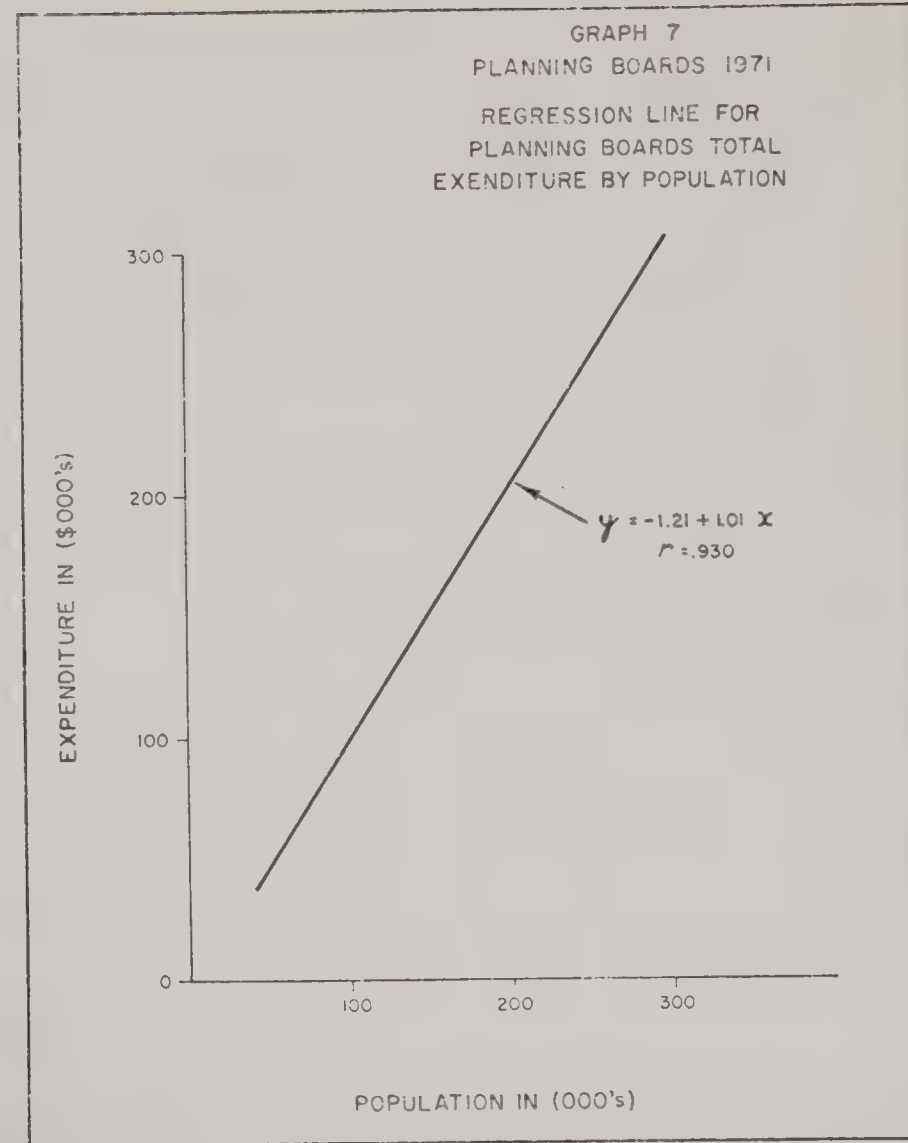
### 3. THE PREDICTIVE ANALYSIS

#### a) Linear Regression Analysis

(For an explanation of linear regression analysis as it applies here, please see the Committee of Adjustment section of this report, page 24). The linear regression analysis of the Planning Board population - expenditure data gave an "r" value of .930 which means that 86% of the cases were explained by the regression and that the relationship was very dependable.

The equation of the straight line which best fits the data is  $y = -1.21 + 1.01x$  where  $x$  is the population of the area covered by the planning board and  $y$  is the total expenditure of the board per year. This means, for example, that a planning board covering a population of

6,000 persons can be expected to spend about \$4,900 annually. Graph 7 shows the line of best fit graphically.



b) Tables of Revised Averages

The Tables of Revised Averages for Planning Boards were developed in the same way as those for the Committees of Adjustment described earlier in this report. The objective was, again, to explore the possibility of using the tables as predictive tools for the estimation of expenditures and activities by planning boards.

For example, to find the expenditure for a single independent board, in region 2, with a population of between 16,001 and 30,000 (See Table of Revised Averages #4):-

Single independent	\$5,862
Region 2	\$49,611
16,001 - 30,000	\$12,156
	<hr/>
Average:	\$22,543

thus an average expenditure per annum of \$22,543 is arrived at similarly the average number of members (Table 6) is an average per/capita expenditure (Table 5) can be calculated.

PLANNING BOARDS  
EXPENDITURES (REVISED AVERAGES)

TABLE 4

ANALYSIS BY TYPE OF BOARD	\$	n	ANALYSIS BY POPULATION SIZE	\$	n	ANALYSIS BY REGION	\$	n
SINGLE INDEPENDENT	5,862	65	OVER 75,000	229,959	18	REGION 1 (WESTERN)	8,295	71
JOINT	44,430	32	31,001 - 75,000	50,087	16	REGION 2 (CENTRAL)	49,611	79
SUBSIDIARY	25,316	119	16,001 - 31,000	12,156	11	REGION 3 (EASTERN)	10,292	37
			8,001 - 16,000	5,428	29	REGION 4 (NORTH-EASTERN)	13,197	18
			4,001 - 8,000	2,589	51	REGION 5 (NORTH-WESTERN)	5,628	9
			2,001 - 4,000	2,693	56			
			1,001 - 2,000	2,028	20			
			UNDER 1,000	607	6			

NOTE: n = Sample Size.

PLANNING BOARDS  
EXPENDITURES PER CAPITA (REVISED AVERAGES)

TABLE 5

ANALYSIS BY TYPE OF BOARD	\$	n	ANALYSIS BY POPULATION SIZE	\$	n	ANALYSIS BY REGION	\$	n
SINGLE INDEPENDENT	.75	66	OVER 75,000	1.04	18	REGION 1 (WESTERN)	.83	68
JOINT	.79	30	31,001 - 75,000	1.03	16	REGION 2 (CENTRAL)	.91	79
SUBSIDIARY	.90	116	16,001 - 31,000	.49	11	REGION 3 (EASTERN)	.61	36
			8,001 - 16,000	.48	29	REGION 4 (NORTH-EASTERN)	1.26	18
			4,001 - 8,000	.63	51	REGION 5 (NORTH-WESTERN)	.66	9
			2,001 - 4,000	.80	56			
			1,001 - 2,000	1.38	20			
			UNDER 1,000	.99	6			

NOTE: n = Sample Size.

PLANNING BOARDS  
NUMBER OF MEMBERS (REVISED AVERAGES)

TABLE 6

ANALYSIS BY TYPE OF BOARD		n	ANALYSIS BY POPULATION SIZE		n	ANALYSIS BY REGION		n
SINGLE INDEPENDENT	6	74	OVER 75,000	11	18	REGION 1 (WESTERN)	7	77
JOINT	11	36	31,001 - 75,000	9	16	REGION 2 (CENTRAL)	8	83
SUBSIDIARY	7	127	16,001 - 31,000	8	12	REGION 3 (EASTERN)	7	43
			8,001 - 16,000	9	35	REGION 4 (NORTH-EASTERN)	8	21
			4,001 - 8,000	7	55	REGION 5 (NORTH-WESTERN)	8	10
			2,001 - 4,000	6	58			
			1,001 - 2,000	6	24			
			UNDER 1,000	5	9			

NOTE: n = Sample Size.





## APPENDIX

List of Committees of Adjustment in the Sample.

COMMITTEES OF ADJUSTMENT

<u>COMMITTEE NAME</u>	<u>POPULATION</u>	<u>REGION</u>
Adjala	2,271	2
Ailsa	545	1
Ajax	12,509	2
Albion	4,907	2
Ameliasburgh	4,315	3
Amherstburg	5,000	1
Ancaster	15,400	2
Anderdon	4,501	1
Anson Hinden Mindn	2,000	3
Arnprior	5,966	3
Aylmer	4,657	1
Ayr	1,260	2
Balfour	9,083	4
Barrie	26,786	2
Bayfield	507	1
Beachville	991	1
Belleville	34,488	3
Beverly	6,146	2
Bicroft	604	3
Binbrook	3,797	2
Blenhein Twp.	4,604	1
Bolton	3,293	2
Bomanville	8,862	3
Bosanquet	3,064	1
Bracebridge	6,936	4
Brampton	42,550	2
Brantford-City	61,692	1
Bridgeport	2,374	2
Brock	3,440	2
Brockville	19,902	3
Burlington	86,125	2
Caledonia	3,200	2
Canborough	1,240	2

<u>COMMITTEE NAME</u>	<u>POPULATION</u>	<u>REGION</u>
Cayuga	1,064	2
Cayuga North	1,582	2
Charlottenburgh	5,118	3
Chatham	34,004	1
Cobourg	10,741	3
Collingwood	9,448	2
Cookstown	850	2
Cornwall	45,047	3
Darlington	10,671	2
Deep River	5,661	3
Delaware	2,013	1
Dereham	5,269	1
Dorchester North	6,386	1
Dover	4,336	1
Dowling	3,027	4
Dresden	2,372	1
Dryden	6,849	5
Dumfries North	3,988	2
Dumfries South	3,917	1
Dundas	17,211	2
Dunnville	5,509	2
Dymond	1,005	4
Elizabethtown	5,637	3
Elora	1,885	2
Eramosa	3,512	2
Erin	4,298	2
Ernestown	8,397	3
Esquesing	9,285	2
Essa	6,724	2
Etobicoke	281,476	2
Exeter	3,304	1
Ferris East	2,425	4
Flamborough East	5,953	2

<u>COMMITTEE NAME</u>	<u>POPULATION</u>	<u>REGION</u>
Flamborough West	8,466	2
Fort Frances	9,632	5
Garafraxa West	1,696	2
Georgetown	16,947	2
Glanford	6,137	2
Gloucester	34,559	3
Goderich	6,700	1
Goulbourn	5,333	3
Gower North	3,719	3
Grimsby	15,382	2
Guelph	58,606	2
Guelph Township	2,516	2
Gwillimbury East	8,924	2
Hagersville	2,288	2
Hamilton City	301,530	2
Harwich	6,693	1
Hawkesbury	9,022	3
Hespeler	6,101	2
Hope	3,110	3
Howard	2,755	1
Huntley	2,250	3
Ingersoll	7,400	1
Innisfil	10,406	2
Kenora	10,771	5
Kincardine	3,154	1
King Township	12,421	2
Kingston City	60,036	3
Kitchener	111,324	2
Leamington	10,589	2
Lincoln	14,262	2
Lindsay	11,981	3
Listowel	4,560	1
London-City	222,449	1

<u>COMMITTEE NAME</u>	<u>POPULATION</u>	<u>REGION</u>
Luther West	1,123	2
Maidstone	7,634	1
March	5,800	3
Matilda	3,114	3
Merrickville	932	3
Michipicoten	4,847	4
Midland	11,033	2
Mississauga	157,425	2
Mono	2,628	2
Montjoy	2,652	5
Moore	6,770	1
Nassagaweya	3,384	2
Neebling	585	5
Neelon and Garson	6,398	4
Nepean	64,159	3
New Hamburg	2,856	2
Niagara Falls	64,629	2
Niagara on the Lake	13,000	2
Nichol	2,266	2
Nipigon	2,613	5
Nissouri West	3,165	1
North Bay	46,735	4
Oakville	61,719	2
Oneida	1,699	2
Onondaga	1,358	1
Orillia	22,084	2
Oshawa	91,113	2
Otanabee	4,155	3
Ottawa	330,000	3
Owen Sound	17,810	1
Oxford East	2,241	1
Oxford West	3,020	1
Paipoonge	2,339	5

<u>COMMITTEE NAME</u>	<u>POPULATION</u>	<u>REGION</u>
Paris	6,310	1
Parry Sound	5,485	4
Pembroke	16,130	3
Penetanguishene	5,400	2
Peterborough	56,138	3
Pickering Township	31,738	2
Pictou	4,750	3
Pilkington	1,509	2
Port Colbourne	21,420	2
Port Credit	9,261	2
Port Dover	3,306	0
Port Elgin	2,706	1
Port Perry	2,997	2
Port Stanley	1,602	1
Prescott	5,200	3
Preston	15,691	2
Prince	664	4
Puslinch	3,479	2
Raleigh	5,494	1
Reach	3,620	2
Red Lake	2,169	5
Ridgetown	2,851	1
Sandwich South	4,743	1
Sandwich West	11,882	1
Sarnia	56,147	1
Sarnia Township	9,999	1
Saugeen	890	1
Sault Ste. Marie	77,580	4
Scarborough	325,331	2
Shelburne	1,803	2
Shuniah	1,214	5
Sidney	8,052	3
Simcoe	10,460	1
Smiths Falls	9,543	3

<u>COMMITTEE NAME</u>	<u>POPULATION</u>	<u>REGION</u>
Southampton	1,800	1
Southwold	4,327	1
St. Catharines	109,636	2
St. Thomas	25,068	1
Stirling	1,447	3
Stittsville	1,991	3
Stratford	23,380	1
Strathroy	6,342	1
Sudbury	89,898	4
Tay	3,942	2
Tecumseh	5,104	1
Tecumseth	3,994	2
Thorold	15,318	2
Thurlow	5,512	3
Tillsonburg	6,413	1
Tiny	5,449	2
Toronto City	680,319	2
Toronto Gore	1,272	2
Townsend	5,775	1
Trenton	14,235	3
Vaughan	15,223	2
Vespra	4,250	2
Wainfleet	5,471	2
Walkerton	4,303	1
Walpole	4,141	2
Walsingham North	2,883	1
Waterdown	2,085	2
Waterford	2,427	2
Waterloo City	36,578	2
Waterloo Township	8,579	2
Welland	44,278	2
Wellesley Township	5,244	2
Westminister	6,575	1
Whitby	23,830	2

<u>COMMITTEE NAME</u>	<u>POPULATION</u>	<u>REGION</u>
Whitby East	3,363	2
Whitchurch-Stouff	11,193	2
Wilmot	6,859	2
Windham	5,901	1
Windsor	198,298	1
Woodhouse	3,169	2
Woodstock	25,081	1
Yarmouth	7,618	1
York	142,296	2
York East	101,965	2
York North	519,456	2
Zorra West	2,216	1



of Planning Boards in the Sample.

PLANNING BOARDS

<u>ACTIVE BOARDS</u>	<u>POPULATION</u>	<u>TYPE</u>	<u>REGION</u>
Adelaide	1,839	Sub	1
Adjala	2,271	Sub	2
Ailsa Craig	545	S.I.	1
Albion Caledon East	5,700	J	2
Alliston	3,148	Sub	2
Ameliasburgh	4,315	Sub	3
Amhurstburg	5,000	Sub	1
Anderdon	4,674	Sub	1
Arnprior	6,017	Sub	3
Aurora	13,500	Sub	2
Balfour	9,064	Sub	4
Bancroft	2,325	Sub	3
Barrie	27,095	Sub	2
Bath	800	S.I.	3
Blandford	1,445	Sub	1
Blanshard	1,954	Sub	1
Blenheim	4,622	Sub	1
Blind River + Suburban	3,500	S.I.	4
Bobcaygeon	1,385	S.I.	3
Bolton	3,293	S.I.	2
Bosanquet	3,064	S.I.	1
Bowmanville	8,862	Sub	3
Brampton	40,994	S.I.	2
Brant	3,081	Sub	1
Brantford	9,374	Sub	1
Brantford	61,692	Sub	1
Brock	3,440	S.I.	2
Brockville	19,936	Sub	3
Brockville Elizabethtown	5,363	J	3
Bruce	1,357	J	1
Bruce Peninsula	2,734	J	1
Burford-Oakland	5,709	Sub	1

<u>ACTIVE BOARDS</u>	<u>POPULATION</u>	<u>TYPE</u>	<u>REGION</u>
Burlington	85,759	S.I.	2
Caledonia	3,250	S.I.	2
Cannington	1,068	S.I.	2
Caradoc	5,338	Sub	1
Carleton Place	5,200	S.I.	3
Cayuga + North/Cayuga	2,646	J	2
Central Northumberland	8,901	J	3
Central Ontario	136,671	J	2
Central Perth	32,689	J	1
Central Wellington	13,872	J	2
Central Prince Edward	5,200	Sub	3
Chalk River	1,096	S.I.	3
Charlottenburgh	5,118	S.I.	3
Charlotteville	5,789	Sub	1
Chatham	34,004	S.I.	1
Collingwood	9,448	S.I.	2
Cornwall	46,429	S.I.	3
Couchiching	31,136	J	2
Darlington	10,814	Sub	3
Deep River	5,661	S.I.	3
Delaware	2,013	Sub	1
Delhi	3,757	Sub	1
Dereham	5,269	S.I.	1
Dorchester North	6,386	Sub	1
Dover	4,436	S.I.	1
Dowling	3,027	Sub	4
Dresden	2,375	S.I.	1
Dryden	6,849	S.I.	5
Dumfries North	3,930	Sub	2
Dumfries South	3,917	Sub	1
Dundas South	9,281	J	3
Dunnville	5,458	Sub	2
Dunnville + District	11,194	J	2

<u>ACTIVE BOARDS</u>	<u>POPULATION</u>	<u>TYPE</u>	<u>REGION</u>
Durham	2,433	Sub	1
Dysart et al	3,069	S.I.	3
Echo Bay	1,237	S.I.	4
Elgin	38,781	J	1
Elliot Lake	8,796	S.I.	4
Elmvale	1,000	Sub	2
Elora	1,894	Sub	2
Eramosa	3,512	Sub	2
Ernestown	8,397	S.I.	3
Espanola	5,871	S.I.	4
Esquesing	9,285	S.I.	2
Essa	6,724	Sub	2
Essex	3,941	S.I.	1
Etobicoke	281,476	Sub	2
Fort Frances	9,698	S.I.	5
Fredricksburgh South	1,040	S.I.	3
Garafraxa East	1,200	S.I.	2
Georgetown	17,053	S.I.	2
Glengary	13,129	J	3
Gosfield North	3,400	S.I.	1
Goulbourn	5,600	Sub	3
Guelph	59,687	Sub	2
Hagersville + Suburban	2,488	J	2
Hallowell	3,217	Sub	3
Hamilton	303,177	Sub	2
Hanover	4,946	Sub	1
Harwich	6,713	S.I.	1
Hastings	27,366	J	3
Houghton	2,223	S.I.	1
Humphrey	576	S.I.	4
Huntley	2,250	Sub	3
Huntsville	10,000	Sub	4
Huron	52,007	J	1
Ignace	830	S.I.	5
Iroquois Falls	7,243	S.I.	5

<u>ACTIVE BOARDS</u>	<u>POPULATION</u>	<u>TYPE</u>	<u>REGION</u>
Jarvis	932	S.I.	2
Kemptville	2,500	Sub	3
Kincardine	3,200	S.I.	1
King	12,421	Sub	2
Kingston	60,036	Sub	3
Kirkland Lake	14,847	S.I.	4
Kitchener	111,324	Sub	2
Lake of Bays	1,675	Sub	4
Lakehead	115,162	J	5
Lincoln	13,508	Sub	2
Lindsay Area	12,000	Sub	3
Lindsay + Ops	14,500	J	3
Lobo	3,776	Sub	1
London	6,027	Sub	1
Loughborough	2,429	S.I.	3
Lower Madawaska	10,123	J	3
Luther West	1,123	S.I.	2
Maldstone	7,634	Sub	1
Malden	3,192	Sub	1
Manitouwadge	3,356	S.I.	5
Meaford	4,010	Sub	1
Medonte	2,860	S.I.	2
Melancthon	2,111	S.I.	2
Merrickville	932	S.I.	3
Metro Toronto	2,306,517	J	2
Michipicoten	4,847	S.I.	4
Middleton	4,071	Sub	1
Midland	11,033	Sub	2
Milverton + Mornington	5,525	J	1
Mitchell + District	2,553	J	1
Mono	2,310	S.I.	2
Moore	6,770	Sub	1
Mulmar	1,509	S.I.	2
Murray	5,702	Sub	3
Muskoka	31,000	J	4

<u>ACTIVE BOARDS</u>	<u>POPULATION</u>	<u>TYPE</u>	<u>REGION</u>
Muskoka Lakes	3,902	Sub	4
Napanee	4,600	S.I.	3
Nassagaweya	3,442	S.I.	2
Neebing	585	Sub	5
Neelon + Garson	6,398	Sub	4
New Hamburg	2,990	Sub	2
Niagara	338,494	J	2
Niagara Falls	65,271	Sub	2
Niagara on the Lake	12,500	Sub	2
Nichol	2,381	Sub	2
Nipigon	2,745	S.I.	5
Nissouri East	3,359	Sub	1
Nissouri West	3,165	Sub	1
North Bay	48,500	S.I.	4
Nottawasaga	5,358	S.I.	2
Oakville	61,365	S.I.	2
Onaping	1,485	S.I.	4
Onondaga	1,358	Sub	1
Orillia	22,089	Sub	2
Orillia	5,003	Sub	2
Oro	5,112	S.I.	2
Osgoode	7,797	Sub	3
Ottawa - Carleton	466,431	J	3
Owen Sound	17,810	Sub	1
Owen Sound + District	24,630	Sub	1
Oxford	63,257	J	1
Oxford East	2,241	Sub	1
Oxford West	3,020	Sub	1
Paipoonge	2,339	Sub	5
Palmerston	1,860	S.I.	2
Parry Sound	5,578	Sub	4
Penatanguishene	5,400	Sub	2
Perth	5,539	S.I.	3
Petawawa	3,206	S.I.	3
Peterborough	57,498	Sub	3

<u>ACTIVE BOARDS</u>	<u>POPULATION</u>	<u>TYPE</u>	<u>REGION</u>
Pickering	31,738	Sub	2
Port Colbourne	21,500	Sub	2
Port Credit	9,260	Sub	2
Port Dover	3,000	S.I.	1
Port Hope	8,781	S.I.	3
Port Perry	2,997	S.I.	2
Port Rowan	870	S.I.	1
Puslinch	3,479	Sub	2
Raleigh	5,495	S.I.	1
Reach	3,620	S.I.	2
Renfrew	9,245	S.I.	3
Rochester	3,460	S.I.	1
Rockcliffe Park	2,110	Sub	3
Sandwich South	4,743	Sub	1
Sandwich West	11,882	Sub	1
Sarnia	56,147	Sub	1
Saugeen + District	4,980	J	1
Sault Ste. Marie + District	83,350	J	4
Scarborough	332,000	Sub	2
Scugog	681	S.I.	2
Shelburne	1,803	S.I.	2
Shuniah	1,214	Sub	5
Simcoe	10,460	Sub	1
Simcoe + Suburban	12,000	J	1
St. Catherines	109,636	Sub	2
St. Clair	76,920	J	1
St. Joseph Island	1,248	J	4
St. Marys	4,575	Sub	1
St. Thomas	24,432	Sub	1
St. Vincent	1,654	Sub	1
Stayner	2,000	S.I.	2
Stratford	23,380	Sub	1
Strathroy	6,514	Sub	1
Sudbury	96,357	Sub	4
Tay	3,942	Sub	2

<u>ACTIVE BOARDS</u>	<u>POPULATION</u>	<u>TYPE</u>	<u>REGION</u>
Tecumseh	5,104	Sub	1
Tecumseth	3,994	Sub	2
Thorold	15,138	Sub	2
Thunder Bay	108,937	Sub	5
Tiny	5,449	Sub	2
Toronto	712,786	Sub	2
Toronto Gore	1,280	Sub	2
Townsend	5,775	Sub	1
Trenton + Suburban	14,235	Sub	3
Tri Town + Area	15,162	J	4
Vanier	21,790	Sub	3
Vespra	4,250	Sub	2
Wainfleet	5,471	Sub	2
Walkerton	4,400	Sub	1
Walsingham North	2,875	S.I.	1
Wasaga Beach	1,873	S.I.	2
Waterford + Suburban	2,418	J	1
Welland	43,649	Sub	2
Wellesley	5,315	Sub	2
Wellesley	836	Sub	2
West Elgin	8,351	J	1
West Lincoln	8,278	Sub	2
West Nipissing	14,000	J	4
Westminister	6,575	Sub	1
Whitby	23,830	Sub	2
Whitby East	3,363	Sbu	2
Whitchurch - Stoufville	11,193	Sub	2
White River	1,000	S.I.	4
Whitney	1,951	Sub	5
Williamsburg	3,003	J	3
Wilmot	6,916	Sub	2
Windsor	199,199	Sub	1
Wingham + District	22,936	Sub	1
Woodhouse	3,200	Sub	1

<u>ACTIVE BOARDS</u>	<u>POPULATION</u>	<u>TYPE</u>	<u>REGION</u>
Wyoming	1,260	S.I.	1
York (Reg. Muni.)	165,761	J	2
York	150,000	Sub	2
York East	104,496	Sub	2
Zorra East	4,422	Sub	1

INACTIVE BOARDS

<u>INACTIVE BOARDS</u>	<u>POPULATION</u>	<u>REGION</u>
Vankleek Hill	1,171	3
Morrisburg + Williamsburg	2,069	3
Camden East	3,345	3
Grand Valley	900	2
Harwich + District	4,217	1
Amherstburg + Suburban	0	1
Windsor + Suburban	0	1
Forest	2,308	1
Strathroy + Suburban	14,755	1
Warton	2,014	1
Cookstown	0	2
Cobden	955	3
Caldwell	1,799	4
Parry Sound + District	8,702	4
Chapleau	3,415	4
McGarry	1,762	4
Atikokan	6,047	5

NOTE:

1. This list includes all boards which returned the questionnaires in time for processing.
2. A board is deemed inactive by their own definition.

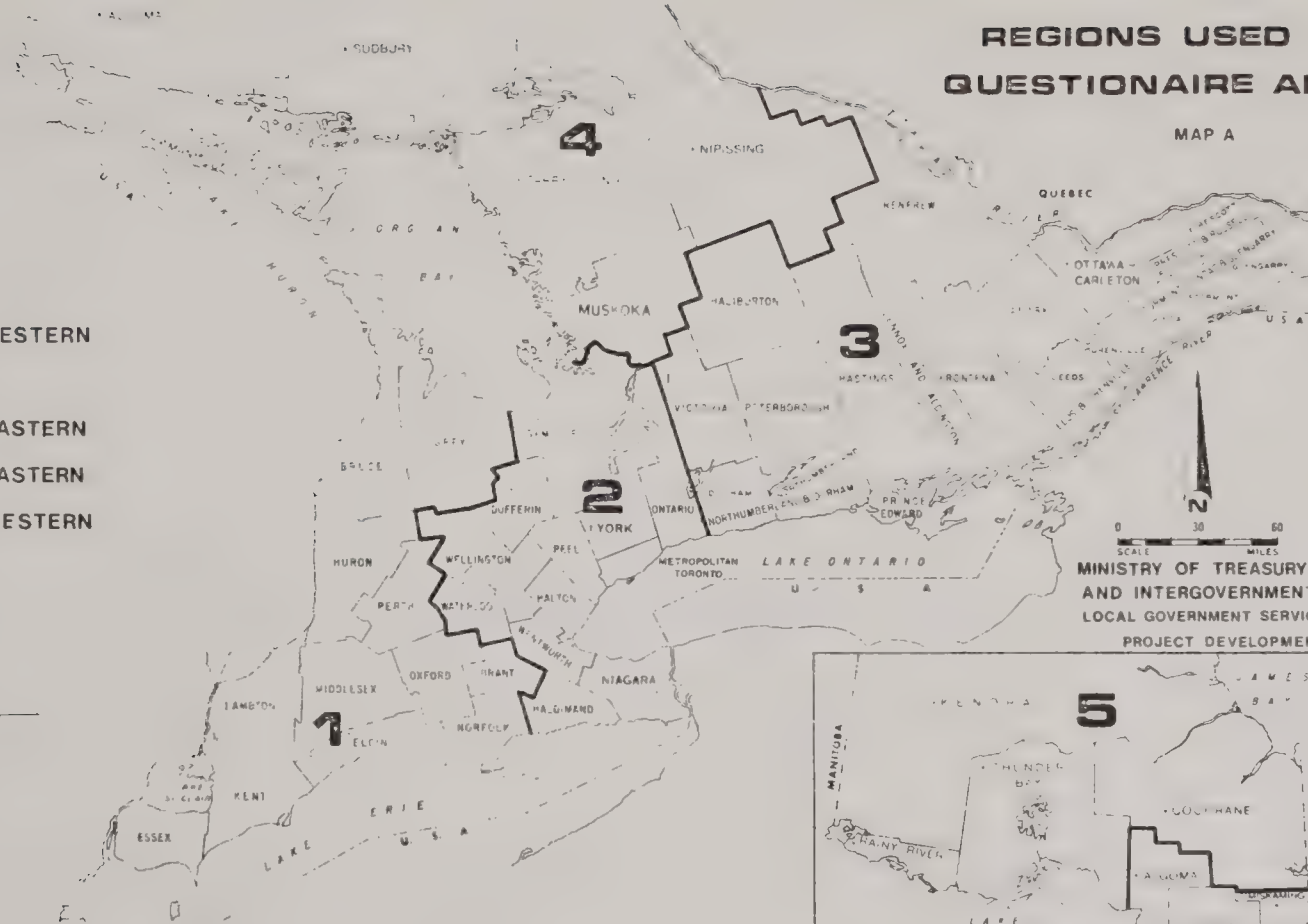
Map showing regions used in the analysis.



# REGIONS USED IN THE QUESTIONNAIRE ANALYSIS

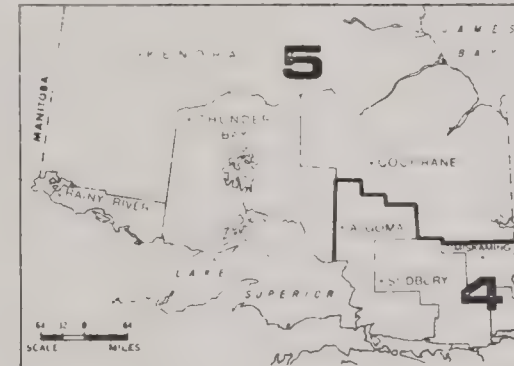
MAP A

- 1 SOUTH WESTERN
- 2 CENTRAL
- 3 SOUTH EASTERN
- 4 NORTH EASTERN
- 5 NORTH WESTERN



MINISTRY OF TREASURY, ECONOMICS  
AND INTERGOVERNMENTAL AFFAIRS  
LOCAL GOVERNMENT SERVICES DIVISION  
PROJECT DEVELOPMENT GROUP

NB. IN THE FUTURE, THE BOUNDARIES WILL  
BE CHANGED TO CONFORM WITH THE  
NEW PLANNING REGIONS



List of Planning Directors compiled from questionnaires.

Special Studies Section,  
Municipal Services Division.  
November 1972

PLANNING BOARDS, PLANNING AREAS AND COMMITTEES OF COUNCIL  
IN ONTARIO CURRENTLY EMPLOYING FULL TIME PLANNING STAFF

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BARRIE PLANNING BOARD

Planning                    K. Peck,  
Director:                 Box 400,  
                              Barrie, Ontario.

BELLEVILLE AND SUBURBAN PLANNING BOARD

Planning                    B. Kenny,  
Director:                 City Hall,  
                              Belleville, Ontario.

BRAMPTON PLANNING BOARD

Planning                    L.W.H. Laine,  
Director:                 24 Queen Street East,  
                              Brampton, Ontario.

CITY OF BRANTFORD PLANNING BOARD

Planning                    John P. Beavis,  
Director:                 City Hall,  
                              100 Wellington Street,  
                              Brantford, Ontario.

BURLINGTON PLANNING BOARD

Planning                    Roger Roberts,  
Commissioner:           426 Brant Street,  
                              P.O. Box 5013,  
                              Burlington, Ontario.

CENTRAL ONTARIO JOINT PLANNING BOARD

Planning                    W.F.H. McAdams,  
Director:                 Oshawa Shopping Centre,  
                              King Street West,  
                              Oshawa, Ontario.

CITY OF CHATHAM PLANNING BOARD

Planning                    M.G. Howell,  
Director:                 City Hall,  
                              Chatham, Ontario.

ELGIN PLANNING BOARD

Planning            H. Gibson,  
Director:        360 Talbot Street,  
                 St. Thomas, Ontario.

ETOBICOKE PLANNING BOARD

Planning            I. Macpherson,  
Director:        Municipal Offices,  
                 550 Burnhamthorpe Road,  
                 Etobicoke, Ontario.

\*GALT PLANNING BOARD

Planning            R. Pando,  
Director:        City Hall,  
                 12½ Water Street South,  
                 Galt, Ontario.

TOWNSHIP OF GLOUCESTER PLANNING BOARD

Planning            R.O. Pickard,  
Director:        Box 33,  
                 R.R. # 4,  
                 Ottawa, Ontario.

GUELPH PLANNING BOARD

Planning            K.L. Perry,  
Director:        City Hall,  
                 Guelph, Ontario.

HAMILTON-WENTWORTH PLANNING AREA BOARD

Planning            H.J. Gaasenbeek,  
Director:        10th Floor,  
                 Sheraton-Connaught Bldg.,  
                 90 King Street East,  
                 Hamilton, Ontario.

HAMILTON PLANNING BOARD

Planning            R. Bailey,  
Commissioner:   City Hall,  
                 Hamilton, Ontario.

COUNTY OF HURON PLANNING BOARD

Planning            G. Davidson,  
Director:        Court House,  
                 Goderich, Ontario.

CITY OF KINGSTON PLANNING BOARD

Planning            G.G. Muirhead,  
Director:          City Hall,  
                      Kingston, Ontario.

KITCHENER PLANNING BOARD

Planning            W.E. Thomson,  
Director:          City Hall,  
                      Kitchener, Ontario.

LAKEHEAD PLANNING BOARD

Planning            D. McKay,  
Administrator: 995 Memorial Drive,  
                      Thunder Bay, Ontario.

CITY OF LONDON PLANNING BOARD

Planning            Donald E. Guard,  
Director:          City Hall,  
                      P.O. Box 5035,  
                      300 Dufferin Ave.,  
                      London, Ontario.

MIDLAND PLANNING BOARD

Planning            K. Johnson,  
Director:          245 Dominion Ave.,  
                      Midland, Ontario.

TOWN OF MISSISSAUGA PLANNING BOARD

Planning            H. Petschar,  
Director:          1 City Centre Drive,  
                      Mississauga, Ontario.

NEPEAN PLANNING AREA

Planning            T.H. Charnley,  
Officer:            3825 Richmond Road,  
                      Ottawa 6, Ontario.

NIAGARA FALLS PLANNING AREA

Planning            R. Van Belle,  
Administrator: City Hall,  
                      Niagara Falls, Ontario.

NORTH BAY PLANNING BOARD

Planning            J.F. Bourne,  
Director:          City Hall,  
                     North Bay, Ontario.

OAKVILLE PLANNING BOARD

Planning            E.R. Cumming,  
Director:          1225 Trafalgar Road,  
                     Box 310,  
                     Oakville, Ontario.

OSHAWA PLANNING BOARD

Planning &          A.P. Hammer,  
Development        City Hall,  
Commissioner:      50 Centre Street,  
                     Oshwawa,

OTTAWA PLANNING BOARD

Chief                A. Faintuck,  
Planner:            City Hall,  
                     Ottawa, Ontario.

CITY OF PETERBOROUGH PLANNING BOARD

Planning            J. Wood,  
Director:          500 George St., North,  
                     Peterborough, Ontario.

TOWNSHIP OF PICKERING PLANNING BOARD

Planning            D. Willis,  
Director:          Box 549,  
                     Pickering, Ontario.

\*PRESTON PLANNING BOARD

Planning            J.M. Coughlin,  
Director:          1358 Concession Road,  
                     Preston, Ontario.

RICHMOND HILL PLANNING AREA

Planning            H. Rimon,  
Director:        56 Yonge St., North,  
                  Richmond Hill, Ontario.

ST.CATHARINES PLANNING BOARD

Planning            W.A. White,  
Director:        City Hall,  
                  St. Catharines, Ontario.

CITY OF SARNIA PLANNING BOARD

Planning            R.L. Jenkins,  
Director:        City Hall,  
                  Sarnia, Ontario.

SAULT STE. MARIE AND AREA PLANNING BOARD

Planning            John Bain,  
Director:        753 Queen St., East,  
                  Sault Ste. Marie, Ontario.

SCARBOROUGH PLANNING BOARD

Planning            Donald F. Easton,  
Director:        2001 Eglinton Ave., East,  
                  Scarborough, Ontario.

CITY OF SUDBURY PLANNING BOARD

Planning            Klemens Dembek,  
Director:        69 Yonge St., South,  
                  Sudbury, Ontario.

THUNDER BAY PLANNING AREA

Planning            W.D. Thompson,  
Director:        City Hall,  
                  Thunder Bay, Ontario.

TIMMINS PLANNING BOARD

Planning            J.W. Este,  
Director:        220 Algonquin Blvd., East,  
                  Timmins, Ontario.



METROPOLITAN TORONTO PLANNING BOARD

Planning Commissioner: W. Wronski,  
19th Floor, East Tower,  
City Hall,  
Toronto 1, Ontario.

CITY OF TORONTO PLANNING BOARD

Chief Planner & Executive Director: Dennis A. Barker,  
20th Floor, East Tower,  
City Hall,  
Toronto, Ontario.

VAUGHAN PLANNING AREA

Planning Director: John Dewar,  
33 Richmond St.,  
Maple, Ontario.

\*WATERLOO COUNTY AREA PLANNING BOARD

Planning Director: Ron Forrest,  
69 King St., West,  
Kitchener, Ontario.

CITY OF WATERLOO PLANNING BOARD

Planning Director: D. Scott,  
City Hall,  
Waterloo, Ontario.

WELLAND PLANNING BOARD

Planning Director: V. Kerschl,  
City Hall,  
Welland, Ontario.

TOWN OF WHITBY PLANNING BOARD

Planning Director: Dr. Michael,  
504 Dundas St., West,  
Whitby, Ontario.

CITY OF WINDSOR PLANNING BOARD

Director  
of Planning  
& Urban  
Renewal: R. Skelly,  
City Hall,  
Windsor 14, Ontario.

BOROUGH OF YORK PLANNING BOARD

Planning  
Director: Peter Allen,  
2000 Weston Road,  
Weston, Ontario.

EAST YORK PLANNING BOARD

Planning  
Director: Alan McWilliam,  
550 Mortimer Ave.,  
Toronto 6, Ontario.

NORTH YORK PLANNING BOARD

Planning  
Director: J.K. Curtis,  
Municipal Offices,  
5000 Yonge St.,  
Willowdale, Ontario.

---

MUSKOKA PLANNING AREA

Planning  
Director: G. Power,  
Box 1720,  
Bracebridge, Ontario.

REGIONAL MUNICIPALITY OF NIAGARA

Director of  
Planning &  
Development: Alec Greaves,  
150 Berryman Ave.,  
St. Catharines, Ontario.

OTTAWA-CARLETON PLANNING AREA

Planning  
Commissioner: J.M. Wright,  
Public Service Alliance Bldg.,  
3rd Floor,  
233 Gilmour St.,  
Ottawa, Ontario. K2P 0P4.

- 8 -

November 1972

YORK PLANNING AREA

Planning      A.S.M. Pound,  
Commissioner: P.O. Box 147,  
Newmarket, Ontario.

Samples of the three questionnaires.

**COMMITTEE  
OF ADJUSTMENT  
QUESTIONNAIRE  
1971**

MINISTRY OF TREASURY, ECONOMICS AND INTERGOVERNMENTAL AFFAIRS

# COMMITTEE OF ADJUSTMENT QUESTIONNAIRE 1971

MINISTRY OF TREASURY, ECONOMICS AND  
INTERGOVERNMENTAL AFFAIRS

HON. W. DARCY McKEOUGH, TREASURER

H. I. McDONALD, DEPUTY MINISTER

MUNICIPAL SERVICES DIVISION  
D. F. TAYLOR, EXECUTIVE DIRECTOR

## YOUR ANNUAL QUESTIONNAIRE

... is an important source of information to this department on the activities of committees of adjustment across the province. In addition to providing vital statistics, your answers and comments will help us to gauge progress, trends, and developments, spot problems and explore possibilities for improving our services.

## WHEN FILLING OUT YOUR QUESTIONNAIRE – PLEASE BE AS CONCISE AND ACCURATE AS POSSIBLE.

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► The last digit of a number must appear in the extreme right square. For example, if your committee refused 14 applications last year, the last digit of the number (4) must appear in the extreme right square so your answer will appear thus.

	1	4
--	---	---

► All expenditures must be rounded to the nearest dollar. If you spent \$12,501.55 on salaries, show it as

\$ 

	1	2	5	0	2
--	---	---	---	---	---

► Double check all totals to ensure that individual items add up correctly.

Any additional comments, suggestions or notes you may wish to add are welcome and may be entered in the space provided at the end of the questionnaire.

## TO RETURN THE QUESTIONNAIRE

... simply staple the outside edge and drop it in the mail. Return postage and address are on the back. If there is any problem, or we can help you in any way, please do not hesitate to write or phone us at 965-6941. Thank you for your co-operation.

## THE

(insert name)

## COMMITTEE OF ADJUSTMENT

Name and address of the secretary-treasurer:

. Bus. Tel.

Population of the Municipality, 1971

If the Committee was established in 1971, number of months in operation

Number of members on the committee

**Does your committee have the power to grant consents?**

**FOR OFFICE USE ONLY**

[illegible]

## MEETINGS 1971

How frequently do you meet?

check one

Monthly

36

Twice a month

37

Weekly

38

Other (Specify) \_\_\_\_\_

34

TOTAL all meetings in 1971

40			
----	--	--	--

## APPLICATIONS 1971

Count each minor variance & each consent as a separate application even if some were considered jointly or made in one application, Include all applications submitted in 1971 even if processed in 1972.

## ZONING

Number of applications concerned with:

Granted  
Con-  
ditionally

Granted  
Uncon-  
ditionally

Withdrawn	TOTAL
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

**Variance from zoning  
by-law provisions  
(Sect. 42(1), Planning Act)**

1				4				7				10				13			
---	--	--	--	---	--	--	--	---	--	--	--	----	--	--	--	----	--	--	--

Extension of non-conforming use  
(Sect. 42(2) (a) (i) Planning Act)

16				19				22				25				28			
----	--	--	--	----	--	--	--	----	--	--	--	----	--	--	--	----	--	--	--

Change of a non-conforming use  
(Sect. 42(2) (a) (ii) Planning  
Act)

31				34				37				40				43			
----	--	--	--	----	--	--	--	----	--	--	--	----	--	--	--	----	--	--	--

Authorization of use where  
by-law is general  
(Sect. 42(2) (b) Planning Act)

46				49				52				55				58			
----	--	--	--	----	--	--	--	----	--	--	--	----	--	--	--	----	--	--	--

TOTAL

61 

--	--	--	--

--	--	--	--

--	--	--	--

--	--	--	--

--	--	--	--



FILL IN THIS PAGE ONLY IF YOU HAVE CONSENT GRANTING AUTHORITY

CONSENTS

Number of applications concerned with:

Proposed Use	Serviced with Municipal Water & Sanitary Sewer			Serviced with Municipal Water Only			Not Serviced		
Residential	1			4			7		
Commercial	10			13			16		
Industrial	19			22			25		
Seasonal	28			31			34		
Other	37			40			43		
	Granted			Granted			TOTAL		
	Refused	Conditionally	Unconditionally	Withdrawn	Applications				
46		49	52	55			58		

NEW BUILDING LOTS CREATED

Proposed Use	Serviced with Municipal Water & Sanitary Sewers	Serviced with Municipal Water only	Not Serviced	TOTAL
Residential	1 <input type="text"/>	4 <input type="text"/>	7 <input type="text"/>	10 <input type="text"/>
Commercial	14 <input type="text"/>	17 <input type="text"/>	20 <input type="text"/>	23 <input type="text"/>
Industrial	27 <input type="text"/>	30 <input type="text"/>	33 <input type="text"/>	36 <input type="text"/>
Seasonal	40 <input type="text"/>	43 <input type="text"/>	46 <input type="text"/>	49 <input type="text"/>
Other	53 <input type="text"/>	56 <input type="text"/>	59 <input type="text"/>	62 <input type="text"/>
TOTAL	66 <input type="text"/>	70 <input type="text"/>	74 <input type="text"/>	<input type="text"/>

FINANCES 1971

EXPENDITURE

Remuneration of Committee members	\$ 1 <input type="text"/>
Staff Salaries	\$ 7 <input type="text"/>
Operating overheads, office and hall rentals (including telephone, taxes, hydro, insurance etc.)	\$ 13 <input type="text"/>
Operating expenses, stationery, advertising and printing, maps, draughting supplies	\$ 19 <input type="text"/>
Office equipment	\$ 25 <input type="text"/>
Travel and mileage (conferences, site inspections, etc.)	\$ 31 <input type="text"/>
Other (Specify).....	\$ 37 <input type="text"/>
TOTAL	\$ <input type="text"/>

INCOME

From municipalities	\$ 43 <input type="text"/>
From application fees	\$ 49 <input type="text"/>
Other (Specify).....	\$ 55 <input type="text"/>
TOTAL	\$ <input type="text"/>

FEEES

What fee does the committee charge for the submission of an application:	\$ 61 <input type="text"/>	Minor variances
	\$ 63 <input type="text"/>	Consent (answer only if applicable)

Do you set conditions of approval regarding:

	Yes	No
a) 5% conveyances for public purposes, land or cash in lieu (Sect. 29 Sub Sect. 12 Planning Act)	65 <input type="text"/>	66 <input type="text"/>
b) a lot levy	67 <input type="text"/>	68 <input type="text"/>
c) any other conditions (specify).....	73 <input type="text"/>	74 <input type="text"/>
.....		
.....		
(If you have a graduated fee schedule, please submit.)		

**LAND DIVISION  
COMMITTEE  
QUESTIONNAIRE  
1971**

**MINISTRY OF TREASURY, ECONOMICS AND INTERGOVERNMENTAL AFFAIRS**

# LAND DIVISION COMMITTEE QUESTIONNAIRE 1971

MINISTRY OF TREASURY, ECONOMICS AND  
INTERGOVERNMENTAL AFFAIRS

HON. W. DARCY McKEOUGH, TREASURER

H. I. McDONALD, DEPUTY MINISTER

MUNICIPAL SERVICES DIVISION

D. F. TAYLOR, EXECUTIVE DIRECTOR

## YOUR ANNUAL QUESTIONNAIRE

... is an important source of information to this ministry on the activities of land division committees across the province. In addition to providing vital statistics, your answers and comments will help us to gauge progress, trends, and developments, spot problems and explore possibilities for improving our services.

## WHEN FILLING OUT YOUR QUESTIONNAIRE — PLEASE BE AS CONCISE AND ACCURATE AS POSSIBLE.

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	1	4
--	---	---

► All expenditures must be rounded to the nearest dollar. If you spent \$12,501.55 on salaries, show it as

\$

	1	2	5	0	2
--	---	---	---	---	---

► Double check all totals to ensure that individual items add up correctly.

Any additional comments, suggestions or notes you may wish to add are welcome and may be entered in the space provided at the end of the questionnaire.

## TO RETURN THE QUESTIONNAIRE

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INCOME

From municipalities\$ 43

From application fees\$ 49

Other (Specify) \$ 55

TOTAL\$

FEES

What fee does the committee charge for the submission of an application \$ 61

Do you set conditions of approved regarding:

a) 5% conveyances for public purposes, land or cash in lieu (Sect. 29 Sub. Sect. 12 Planning Act)

Yes

No

63

64

a lot levy

65

66

c) any other conditions (Specify)

71

72

if yes

\$ 67

(If you have a graduated fee scheduled, please submit.)

APPLICATIONS FOR CONSENT  
TOTAL number processed by your committee

Number of applications concerned with:

Proposed Use	Serviced with Municipal Water & Sanitary Sewer	Serviced with Municipal Water Only	Not Serviced
Residential	1	4	7
Commercial	10	13	16
Industrial	19	22	25
Seasonal	28	31	34
Other	37	40	43

Refused

Granted Conditionally

Granted Unconditionally

Withdrawn

TOTAL Applications

46

49

52

55

58

NUMBER OF CONSENTS – by municipality

Name of municipality	Total number of consents		FOR OFFICE USE ONLY
	granted	not granted	
	1	4	7
	9	12	15
	17	20	23
	25	28	31
	33	36	39
	41	44	47
	49	52	55
	57	60	63
	65	68	71
	1	4	7
	9	12	15
	17	20	23
	25	28	31
	33	36	39
	41	44	47
	49	52	55
	57	60	53
	65	68	71
	TOTAL		

(If more space is required, please use page 9.)

NEW BUILDING LOTS CREATED

TOTAL number created by your committee

Proposed Use	Serviced with Municipal Water & Sanitary Sewers		Serviced with Municipal Water only		Not Serviced		TOTAL
Residential	1		4		7		10
Commercial	14		17		20		23
Industrial	27		30		33		36
Seasonal	40		43		46		49
Other	53		56		59		62
TOTAL	66		70		74		

.....	1				4				7				10		
.....	12				15				18				21		
.....	23				26				29				32		
.....	34				37				40				43		
.....	45				48				51				54		
.....	56				59				62				65		
.....	1				4				7				10		
.....	12				15				18				21		
.....	23				26				29				32		
.....	34				37				40				43		
.....	45				48				51				54		
.....	56				59				62				65		

NUMBER OF LOTS CREATED -- by municipality

Name of municipality	Total number of lots created			FOR OFFICE USE ONLY
	Residential	Seasonal	Other (incl. Ind. Comm. & other)	
.....	1	4	7	10
.....	12	15	18	21
.....	23	26	29	32
.....	34	37	40	43
.....	45	48	51	54
.....	56	59	62	65

(If more space required,  
please write below.)


--	--	--	--	--	--	--	--	--

(Indicate Chairman)

ADDRESS

### ADDITIONAL NOTES AND COMMENTS



A large, dark, stylized letter 'P' that serves as a background graphic for the title. It is positioned on the right side of the page, with its vertical stem extending from the top to the bottom.

# **PLANNING QUESTIONNAIRE 1971**

MINISTRY OF TREASURY, ECONOMICS AND INTERGOVERNMENTAL AFFAIRS



# PLANNING QUESTIONNAIRE 1971

MINISTRY OF TREASURY, ECONOMICS &  
INTERGOVERNMENTAL AFFAIRS

HON. W. DARCY McKEOUGH, TREASURER

H. I. McDONALD, DEPUTY MINISTER

MUNICIPAL SERVICES DIVISION

D. F. TAYLOR, EXECUTIVE DIRECTOR

## YOUR ANNUAL QUESTIONNAIRE

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	1	4
--	---	---

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\$

	1	2	5	0	2
--	---	---	---	---	---

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## DEVELOPMENT IN THE PLANNING AREA

### NEW RESIDENTIAL LOTS

The number and type of residential lots created by:

#### Permanent residential lots

Single family 1 <input type="text"/>	Semi-detached (including Town houses) 6 <input type="text"/>
Multi-family (Apartments) 11 <input type="text"/>	TOTAL number of lots <input type="text"/>
Total number of apartment buildings <input type="text"/>	

Registered Plan

Consent of the  
Committee of  
Adjustment or Land  
Division Committee

Single family 14 <input type="text"/>	Semi-detached (including Town houses) 22 <input type="text"/>
Multi-family (Apartments) 25 <input type="text"/>	TOTAL number of lots <input type="text"/>
Total number of apartment buildings <input type="text"/>	

Consent of the Minister

Single family 32 <input type="text"/>	Semi-detached (including Town houses) 35 <input type="text"/>
Multi-family (Apartments) 38 <input type="text"/>	TOTAL number of lots <input type="text"/>
Total number of apartment buildings <input type="text"/>	

Other (Specify)

Single family 45 <input type="text"/>	Semi-detached (including Town houses) 48 <input type="text"/>
Multi-family (Apartments) 51 <input type="text"/>	TOTAL number of lots <input type="text"/>
Total number of apartment buildings <input type="text"/>	

#### Seasonal

15

28

41

54

## NEW DWELLING UNITS

The number of dwelling units started, by category

Single family dwellings

1

Semi-detached dwellings (including Town houses)

6

Multiple family dwellings (Apartments)

11

TOTAL

Seasonal dwellings

16

## NEW BUILDINGS

The number of new buildings started, — by category

Commercial

21

Industrial

26

Institutional

31

## 5% CONVEYANCES FOR PUBLIC PURPOSES

(Sect. 33, subsec. 5 & 8)

Indicate the total amount of land or cash in lieu received by the municipality(s) in your planning area for 1971.

### LAND

Acres 36

Estimated market value \$ 41

### MONEY

\$ 48

Accumulated total (including 1971)

### LAND

Acres 55

Estimated market value \$ 60

### MONEY

\$ 67

FINANCES 1971

EXPENDITURE

Remuneration of members of planning board	\$	1	<div></div>
Staff salaries	\$	7	<div></div>
Staff benefits, professional dues, courses, O.H.I.P.	\$	13	<div></div>
Operating overheads, office and hall rentals (including telephone, taxes, hydro, insurance etc.)	\$	19	<div></div>
Operating expenses, stationery, advertising and printing, maps, draughting supplies	\$	25	<div></div>
Office equipment	\$	31	<div></div>
Travel and mileage (conferences, site inspections etc.)	\$	37	<div></div>
Consultant(s) fee: Retainer	\$	43	<div></div>
By projects	\$	49	<div></div>
Other (Specify) . . . . .	\$	55	<div></div>
TOTAL	\$		<div></div>

INCOME

From municipal sources	\$	61	<div></div>
Other (Specify) . . . . .	\$	67	<div></div>
TOTAL	\$		<div></div>

PLANNING STAFF

POSITION (e.g. Planning Director Draughtsman Typist, etc.)	QUALIFICATIONS (e.g. T.P.I.C., P.Eng., B.A., R.A.I.C., etc.) If position vacant, list qualifications required, if any	NO. OF EMPLOYEES IN THIS POSITION	SALARY RANGE

\*If possible, please forward a job description for each position.

What do you intend to undertake in 1972?

What do you intend to undertake in 1972?

### Official Plan

### Official Plan

Major revision

Minor amendments  
(specific situations)

### Plan consolidation

### Housing studies

Urban renewal studies

Maintenance and occupancy by-laws  
(Section 30a)

### Rehabilitation program

Other (Specify) \_\_\_\_\_

\*\*\*\*\*

### Zoning by-law for whole planning area

### Zoning by-law for part of planning area

Major revision, re-enactment of zoning by-laws

### Minor zoning amendments

Office consolidation of zoning by-law

(indicate Chairman and Vice-Chairman)

(indicate Chairman and Vice-Chairman)





CANCELLED

MAR 24 1983

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	Planning Section

Architect

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MAR 24 1983

